AMENDED / FINAL SPECIFIC PLAN
CONSTRUCTION DOCUMENTS SUBMITTAL
FOR
THE SOMERSET
A MULTI-FAMILY DEVELOPMENT
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SITE DATA TABLE

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCILMATIC DISTRICT:	15th, JEFF SYRACUSE
ZONING CLASSIFICATION:	SP
LAND USE:	MULTI-FAMILY RESIDENTIAL (ATTACHED TOWNHOMES)
TOTAL ACREAGE OF SITE:	2.93± ACRES
TOTAL SQUARE FOOTAGE OF SITE:	127,749± SF
MAXIMUM FLOOR AREA RATIO (FAR):	0.60 MAXIMUM; 0.33 PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR):	0.80 MAXIMUM; 0.56 PROVIDED
- BUILDINGS	24,213 SF 18.95%
- SIDEWALK / PATIO	12,753 SF 9.98%
- PAVEMENT / CURBING	35,029 SF 27.42%
- GREEN SPACE	55,754 SF 43.65%
MINIMUM REQ'D BUILDING SETBACKS:	
- STREET YARD REQ'D / PROV'D:	15' / 18.2'± AT CLOSEST POINT
- SIDE YARD REQ'D / PROV'D:	NONE / 6.7'± (WEST) AND 4.9'± (EAST) AT CLOSEST POINT
- REAR YARD REQ'D / PROV'D:	20' / 36.6'± AT CLOSEST POINT
RAMP LOCATION AND NUMBER:	1 ACCESS ON LEBANON PIKE
DISTANCE TO NEAREST EXISTING RAMP	272'± TO DRIVEWAY EAST (BUSINESS ENTRANCE)
DISTANCE TO INTERSECTION:	150.5'± TO SPENCE ENCLAVE WAY
PROPOSED BUILDING AREA:	42,764 SF (TOTAL) (27 - 2 BEDROOM UNITS @ 1,208 SF - 1,223 SF EACH) (6 - 3 BEDROOM UNITS @ 1,670 SF EACH)
MAXIMUM BUILDING HEIGHT ALLOWED:	3 STORIES 45' MAX
BUILDING HEIGHT PROVIDED:	--' - --" (2-STORY)
PARKING REQUIREMENTS:	RESIDENTIAL: 1 SPACE PER BEDROOM UP TO TWO BEDROOMS; .5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
TOTAL PARKING REQUIRED:	2 BD UNITS 54 SPACES; 3BD UNITS 15 SPACES (TOTAL 69 SPACES)
PARKING PROVIDED:	69 SPACES

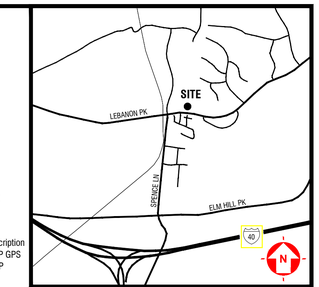
811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	Northing(Y)	Easting(X)	Elev(Z)	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE 'X' AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.88 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015, UPDATED SEPTEMBER 05, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

INDEX OF DRAWINGS

C0.0	COVER SHEET
----	ALTA SURVEY SHEET
----	FINAL PLAT
C1.0	GENERAL NOTES
C2.0	EROSION & SEDIMENT CONTROL PLAN PHASE I
C2.1	EROSION & SEDIMENT CONTROL PLAN PHASE II
C2.2	EROSION & SEDIMENT CONTROL DETAILS
C3.0	SITE DEMOLITION PLAN
C4.0	SITE LAYOUT PLAN
C4.1	DETAILED SITE LAYOUT PLAN
C4.2	DETAILED SITE LAYOUT PLAN
C5.0	SITE GRADING & DRAINAGE PLAN
C5.1	DETAILED GRADING PLAN
C5.2	DETAILED GRADING PLAN
C6.0	SITE UTILITY PLAN
C6.1	PUBLIC/PRIVATE SANITARY SEWER MAIN PLAN
C6.2	PUBLIC/PRIVATE SANITARY SEWER MAIN PROFILES
C6.3	PRIVATE WATER MAIN EXTENSION PLAN
C7.0	SITE DEVELOPMENT DETAILS
C7.1	SITE DEVELOPMENT DETAILS
C7.2	SITE DEVELOPMENT DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS

PURPOSE NOTE:
A REQUEST TO AMEND A SPECIFIC PLAN ON PROPERTIES LOCATED AT 1590, 1600, 1602, AND 1604 LEBANON PIKE, TO PERMIT 33 MULTI-FAMILY RESIDENTIAL UNITS.

PARCEL ID's: 09400004400
09400004500, 09400020200, &
09400020300
MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

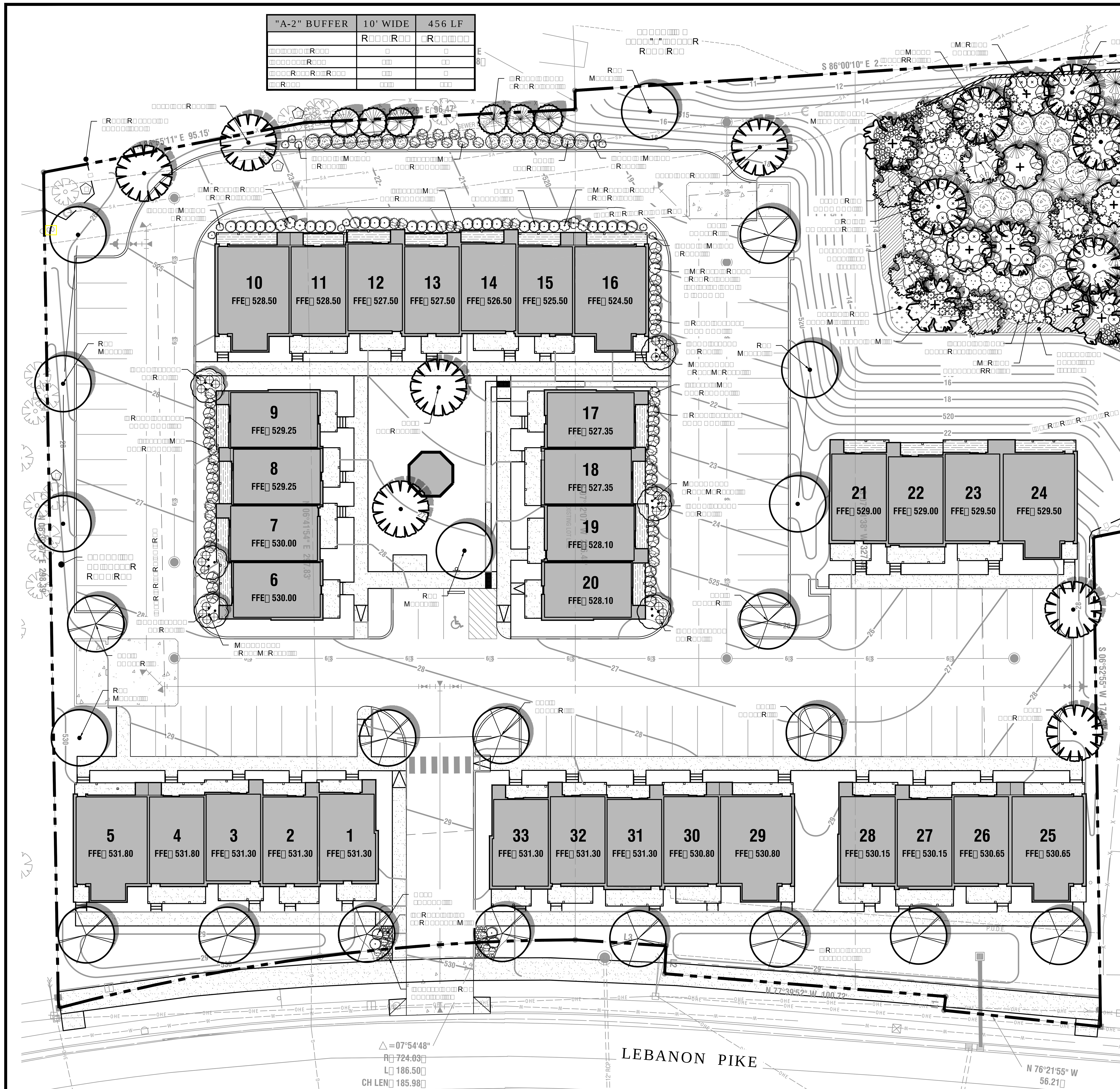
COVER SHEET

C0.0

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

Z:\PROJECT DATABASE\2016\16222 - Leberres - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon Road_C0-0_Cov.dwg-Layout1 May 15, 2018 - 3:53pm berpenbeck



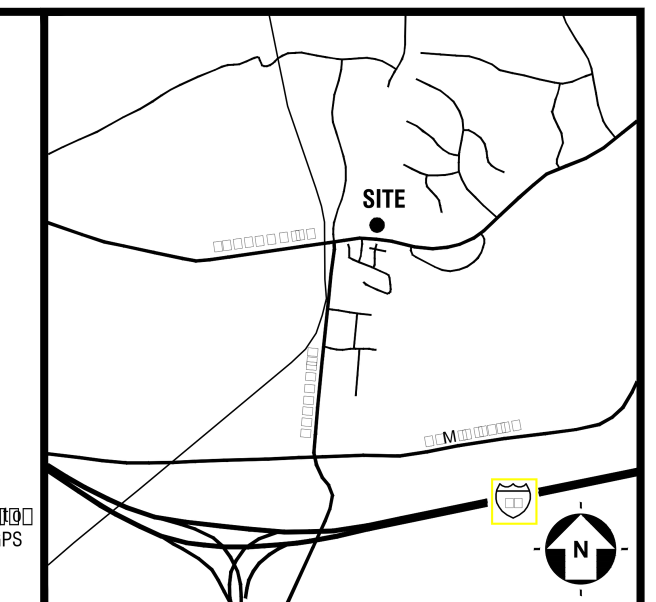
811 Know what's **below.** **Call** before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	North(Y)	East(X)	Elev.	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM: NAVD88



VICINITY MAP

[illegible]

[illegible]

[illegible]

[illegible]

KITA
Landscape Design

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20' 40' 60'

SCALE: 1"= 20'

PARCEL ID's: 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

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FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

REVISIONS

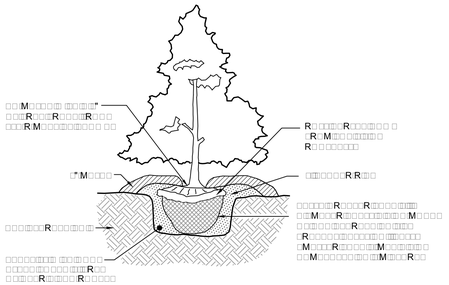
NO.	DATE	DESCRIPTION

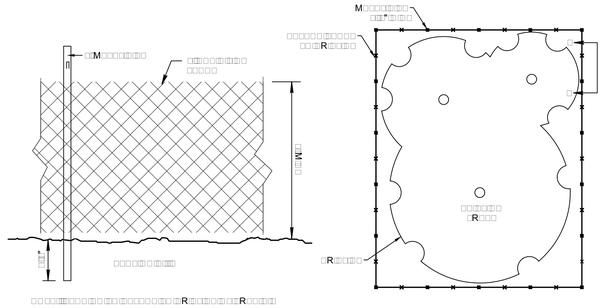
DATE:	02-13-18
DMG Project No:	16222

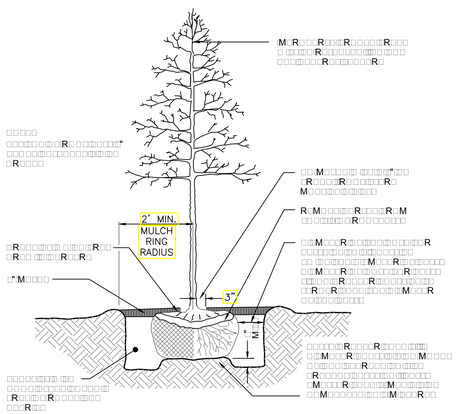
LANDSCAPE PLAN

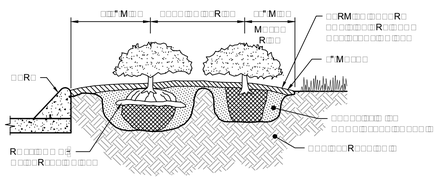
L1.1

Z:\DMG\2017\The Somerset\Somerset – LDSC3.dwg–L1.1 Feb 13, 2018 – 10:38am KIDS









KITA
Landscape Design

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Po	Nor (Y)	E (X)	E	De CP GPS
1	663459.22	1756342.76	529.03	CP GPS
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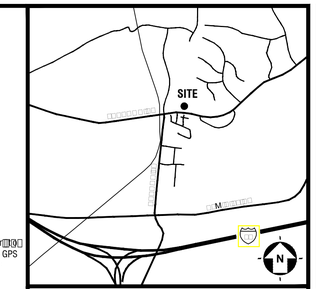
VERTICAL DATUM NAVD88



VICINITY MAP

LANDSCAPE NOTES:

PLANS PREPARED FOR:

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749 DUNCAN COURT
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THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

REVISIONS:

NO.	DATE	DESCRIPTION

DATE:	02-13-18
DMG Project No:	16222

LANDSCAPE DETAILS

L1.2

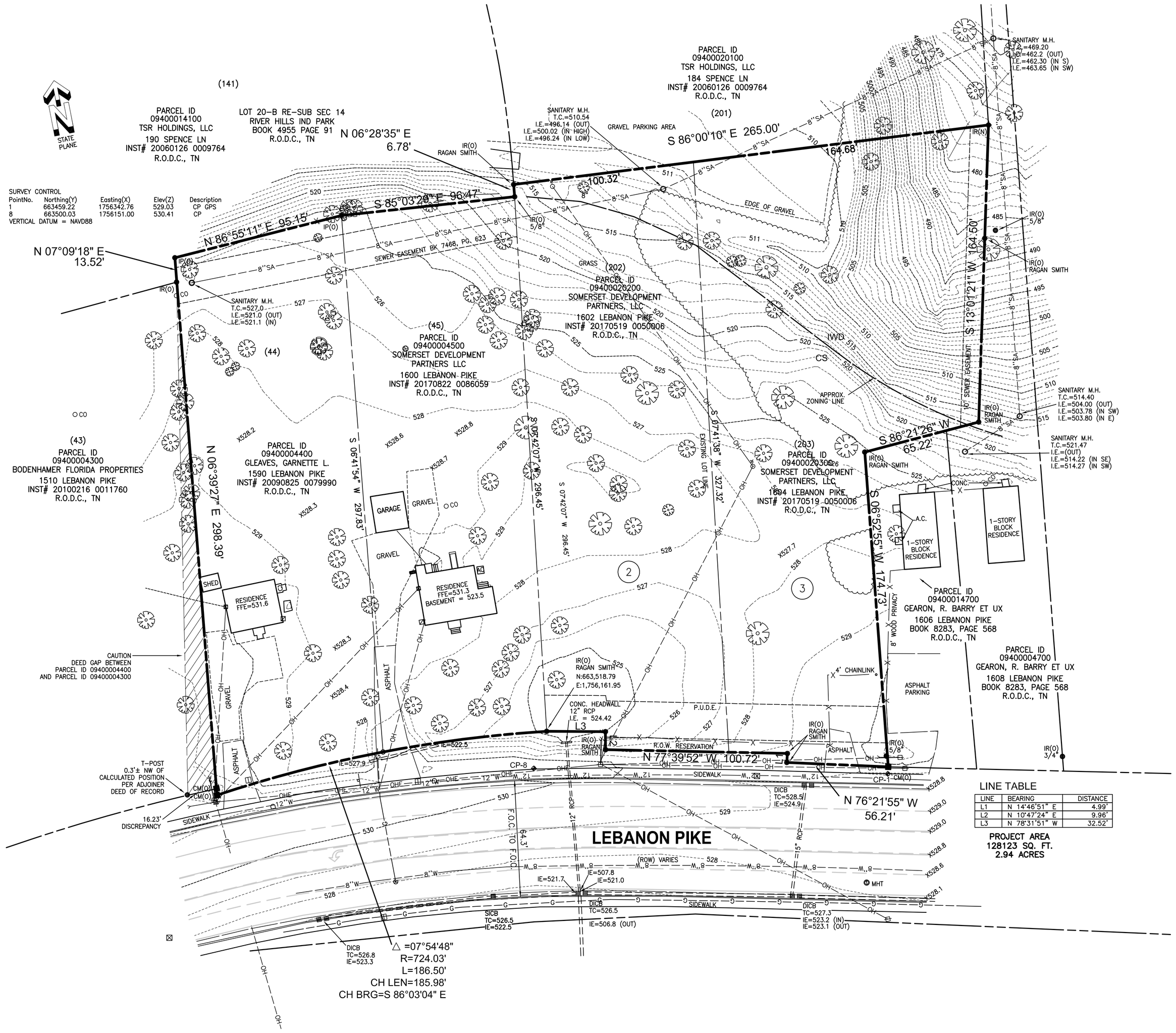
PARCEL IDs: 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20 40 60

SCALE: 1" 20

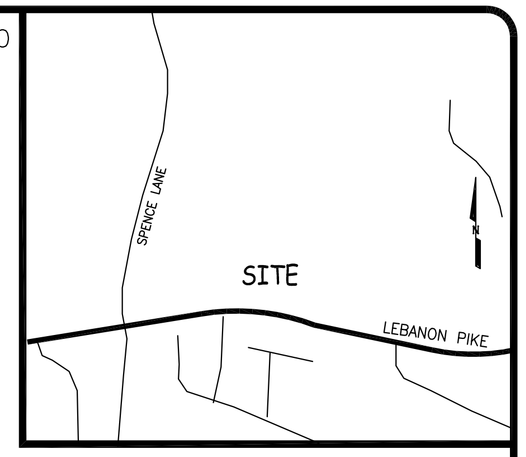
Z:\DMG\2017\The Somerset\Somerset - LDSC3.dwg-L1.2 Feb 13, 2018 - 10:38am KDS



30 0 60 120

GRAPHIC SCALE FEET

SCALE: PLAN 1"=30'



VICINITY MAP (NTS)

CALL BEFORE YOU DIG

TENNESSEE ONE CALL

IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

Surveyor's Notes

1 All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, State Plane coordinates obtained by GPS RTK methods using Leica 1230 GPS system.

2 The property (Boundary) Line Survey shown hereon includes the following Scope of Services: Prepare an ALTA\NSPS Land Title Survey for the conveyance of property.

3 This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. A title report was provided to Surveyor at the time of survey. See Schedule B SECTION II Notes, this sheet.

4 This property is currently identified as MULTIPLE PARCELS AS NOTED ON SURVEY

5 Deed references: Noted on SURVEY.

6 Bearings based on: State Plane Coordinates

7 All deed & plat references are made to the Register's Office of Davidson County, TN (R.O.D.C.).

8 The Horizontal and Vertical datum of this project is as follows: Horizontal: NAD83 (CORS-96), Tennessee State Plane, Zone 4100; Vertical: NAVD88 (estimated using GEOID03). NOTE: The GPS derived coordinates were measured using a Leica 1200 system using a RTK reference network.

9 Subject properties address:
1590-1604 LEBANON PIKE
NASHVILLE, TN 37210
Current Owner: NOTED ON SURVEY

10 The planimetric data (including site utilities) as shown hereon was taken from observations at the time of survey.

11 This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.

12 This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

13 The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.

14 By graphical scaling only, this property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, 47037C0263 H, Dated April 5, 2017. FLOOD ZONE "X".

Utility Note

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey. There may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°46'51" E	4.99'
L2	N 10°47'24" E	9.96'
L3	N 78°31'51" W	32.52'

PROJECT AREA
128123 SQ. FT.
2.94 ACRES

COUNCILMATIC DISTICT 15
Nashville, Tennessee

Jurisdiction
Nashville, Tennessee

COMBINED TOPOGRAHIC and BOUNDARY SURVEY

1590-1604 LEBANON PIKE

Davidson County, Tennessee

PREPARED FOR:

Somerset Development Partners, LLC
749 Duncan Court
Brentwood, TN 37027.
ATTN: Jim Lebberes

DR.	CK.	ORIGINAL DRAFT DATE
PGW	PGW	BEGIN FIELD SURVEY 07/27/17
		REVISION DATES & DESCRIPTION
PGW	PGW	PUBLISH - 09/05/17

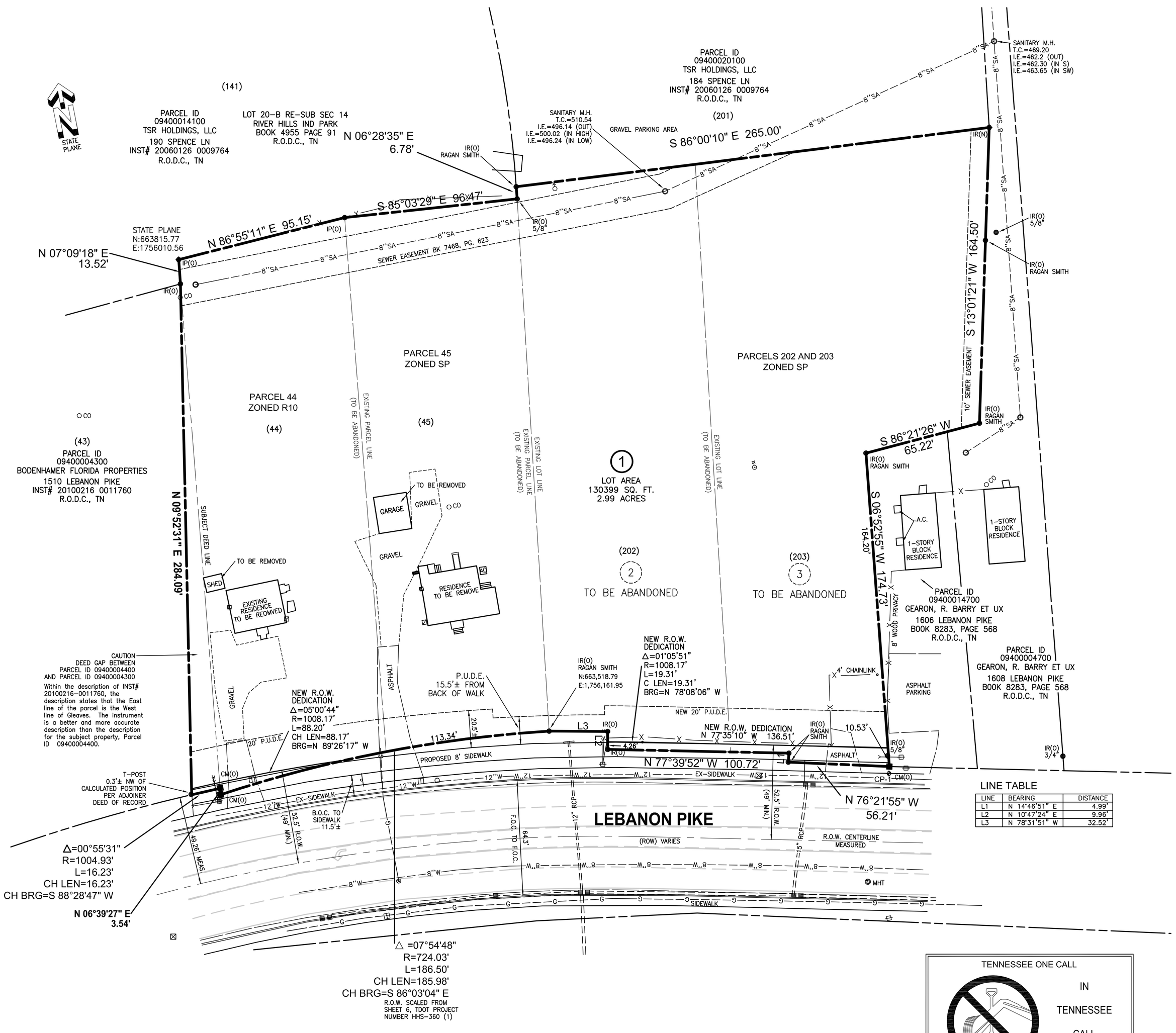
SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 8248
Hermitage, TN 37076
Ph. 615-391-3044
Fax 615-758-3537
Paul G. Weatherford, RLS
Chief Manager
pweatherford@tds.net
www.walandsurveying.com

PAUL G. WEATHERFORD REGISTERED LAND SURVEYOR NO. 1941 TENNESSEE 9/5/17

PROJECT NO.	SHEET NO.
17-1119-C	1 OF 1

Legend

- IR(O) Iron Rod Found
- IR(N) Iron Rod Set
- IP(O) Iron Pipe Found
- Computed Point
- F.P. Fence Post
- CM(O) Concrete Monument Found
- PK(O) PK Nail Found
- PK(N) PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Mailbox
- Power Pole
- Gas Valve
- Light Pole
- Gas Meter
- Electric Riser
- Telephone Riser
- Electric Meter
- Concrete Bollard
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- X Fence Line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G Gas Line
- SA Sanitary Sewer Line
- W Water Line
- ST Storm Sewer Line
- OH Overhead Utility Line
- OHE Overhead Electric Line
- OHT Overhead Telephone Line
- UG Underground Utility Line
- UGC Underground Cable Line
- UGE Underground Electric Line
- UGT Underground Telephone Line
- FM Forced Main Line



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TENNESSEE ONE CALL

IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG

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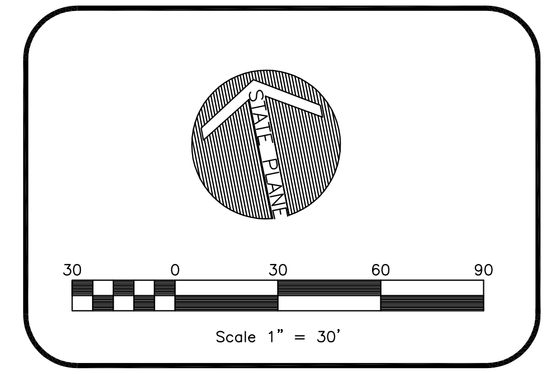
CALL BEFORE YOU DIG

JOB# 17-1119



SURVEYOR'S NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 4 LOTS INTO 1 LOT.

2. THE RECORDING OF THIS PLAT VACATES AND SUPERCEDES THE RECORDING OF THE FINAL PLAT, RIVER HILLS INDUSTRIAL PARK, INSTRUMENT NUMBER 20141124-0108053 OF RECORD IN THE R.O.D.C., TN AND MAP 94. PARCEL 44, INSTRUMENT NUMBER 20090825-0079990 AND MAP 94, PARCEL 45, INSTRUMENT NUMBER 20120423-0064270 OF RECORD IN THE R.O.D.C., TN.

3. THE BASE ZONING DISTRICT IS R10 AND SP.

4. TOTAL AREA = 00.00± ACRES.

5. BY GRAPHICALLY SCALING ONLY, THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN ZONE "X" AND IS NOT AFFECTED BY THE 100-YEAR FLOOD PLAIN, AS EVIDENCED ON F.E.M.A. "FLOOD INSURANCE RATE MAP", MAP NO. 47037C0263 H, EFFECTIVE DATE: APRIL 5, 2017.

6. ALL PROPERTY CORNERS WILL BE 5/8" IRON RODS UNLESS OTHERWISE NOTED.

7. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

8. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

9. DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS SHOWN IN THE OWNER'S CERTIFICATE.

10. BEARINGS ARE BASED ON GRID NORTH OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

11. THIS SURVEY PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.

12. PARCEL NUMBERS ON THE PROPOSED LOTS SHOWN THUS (00) REFER TO TAX MAP NUMBER 94.

13. MINIMUM BUILDING SETBACK LINES TO BE DETERMINED BY METROPOLITAN ZONING CODE.

14. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

15. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).

16. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE

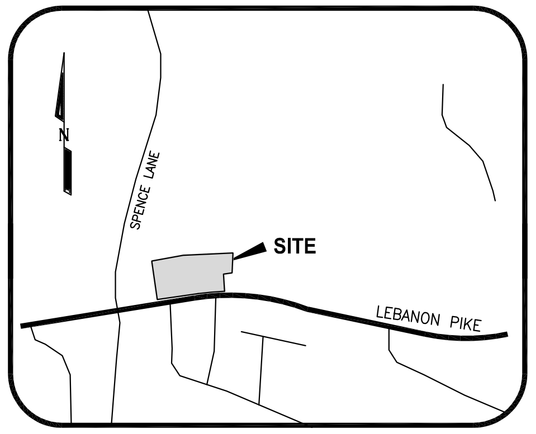
17. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.

18. WHERE APPLICABLE, THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.

19. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

20. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

21. A PUBLIC UTILITY EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHTS- OF-WAY SHALL HERE BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET(20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.



LOCATION SKETCH
(NTS)

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument. No. 20171122 -0119942, 20170822-0086059, AND 20170519-0050006 County Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

_____, 20____
Date

_____
Somerset Development Partners, LLC.
Jim Lebberes, President

Surveyor's Certificate

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category 1 survey having an unadjusted ratio of precision greater than 1 : 10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

_____, 20____
Date

_____
Paul G. Weatherford, TN R.L.S. No. 1941

Commission Approval

APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON, COUNTY, TENNESSEE.

_____, 20____
Date

By: _____

Subdivision No.: TO BE DETERMINED

Record

COUNCILMAN: Jeff Syracuse

OWNER
Somerset Development Partners, LLC
749 Duncan Court
Brentwood, TN 37027
Jim Lebberes, President

MAP 94, PARCELS 44, 45, 202 and 203

CONSOLIDATION PLAT OF
A RESUBDIVISION OF
LOTS 2 AND 3 OF
RIVER HILLS INDUSTRIAL PARK
INST.# 20141124-0108053
15th COUNCILMANIC DISTRICT
DAVIDSON COUNTY, TENNESSEE

PREPARED BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 8248
Hermitage, TN 37076
Phone: 615-391-3044
pweatherford@tds.net

PREPARED FOR:
Somerset Development Partners, LLC
749 Duncan Court
Brentwood, TN 37027

DATE: 01/22/2018	REVISIONS:

1 OF 1

SITE IMPROVEMENT NOTES:

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.

2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (□e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNER□S REPRESENTATIVE.

3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR□S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR AS OTHERWISE DIRECTED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION RE□UIRES REMOVAL OF THE EXISTING PAVEMENT.

6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD AD□USTMENT OF FINAL GRADES MAY BE NECESSARY. WHERE IT BECOMES NECESSARY TO REMOVE EXISTING PAVEMENT, IT SHALL BE ACCOMPLISHED WITH A SAW CUT TO ACHIEVE A SMOOTH TRANSITION.

7. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.

8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3,500 PSI CONCRETE.

9. ANY WORK UNACCEPTABLE TO THE OWNER□S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.

11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.

12. THE CONTRACTOR SHALL NOT BE RE□UIRED TO AD□UST GRADES OF INTERSECTING STREETS, ALLEYS, ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

13. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE RE□UIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.

14. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.

15. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND TDOT STANDARDS AND SPECIFICATIONS.

16. ALL CURBING WILL BE RE□UIRED TO AD□UST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

17. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

18. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS.

19. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC □ PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.

20. THE PROPOSED BUILDING SHALL BE LAID OUT PER THE DIMENSIONS PROVIDED AND THE ARCHITECTURAL PLANS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF THE EXTERIOR WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

SP STANDARD NOTES:

1. THE PURPOSE TO THIS SP IS TO RECEIVE PRELIMINARY APPROVAL TO PERMIT THE DEVELOPMENT OF A MULTI-FAMILY DEVELOPMENT AS SHOWN.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY METRO DEPARTMENT OF WATER SERVICES.
3. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HA□ARD AREA AS IDENTIFIED ON FEMA MAP 47037C0263H AND 47037C0264H WITH AN EFFECTIVE DATE OF APRIL 05, 2017.
4. ALL PUBLIC SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
5. ADA COMPLIANT CURB RAMPS IN COMPLIANCE WITH METRO PUBLIC WORKS STANDARDS TO BE CONSTRUCTED AT STREET CROSSINGS.
6. THE RE□UIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL□S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
8. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE RE□UIRED FOR EACH UNIT.
9. SOLID WASTE PICKUP TO BE PROVIDED BY PRIVATE HAULER AT PROPOSED DUMPSTER LOCATIONS SHOWN ON THIS PLAN.
10. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE RE□UIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
11. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND RE□UIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUB□ECT TO THE STANDARDS, REGULATION AND RE□UIREMENTS OF THE RM15-A □ONING DISTRICT AS OF THE DATE OF THE APPLICABLE RE□UEST OR APPLICATION.

UTILITY NOTES AND OWNERS

T□e □t□□□□□or□ □t□o□ □□o□□□ □ereo□ □□□ t□e □ro□ □ct□□□□d e□de□ce, □t□□ □e□c□record□, or □□ ot□er □□□□□ e□de□ce. Ot□er □t□□e□ □□ ex□□t □□d □ □□ot □e □□o□□, or □ □□□r□ro□ □ere □□o□□. No □□□r□tee □□ ex□re□□ed or □□ □□d □□ re□□□d to t□e □t□□□ □oc□t□o□ □□o□□ □ereo□. T□e O□□er(□) □□d Co□tr□ctor(□) □□o□d □□□□ e re□□o□□□□□ to □er□□ □t□□□ ex□□te□ce, □□e, □oc□t□o□, de□t□, □□d □□□□□ □□ □o□er□□ce, □□d □e □□e□ re□□o□□□□e □or co□t□ct□□□ t□e □t□□□ □oc□t□o□ □er□□ce □r□or to co□□e□c□□□ co□□tr□ct□o□.

SEWER
METRO WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TN 37208
(615) 862-4505

WATER
METRO WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TN 37208
(615) 862-4505

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2403

ELECTRIC
NES NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 747-3641

SITE DEMOLITION NOTES:

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES RE□UIRED FOR EXECUTION OF THE WORK.

2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR□S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER□S REPRESENTATIVE.

4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.

5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER□S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMI□ED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.

6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.

10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.

11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.

12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.

13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.

14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS RE□UIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

METRO WATER SERVICES NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTIONS.

3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.

5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE RE□UIRED ON ALL TEST AND FILL LINES (□UMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.

7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND DIGITAL (□DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINES TO THE PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH OF THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT-OF-WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.

9. PRESSURE REGULATING DEVICES WILL BE RE□UIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

10. PRESSURE REGULATING DEVICES WILL BE RE□UIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.

2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.

3. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNER□S REPRESENTATIVE.

4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50□ FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER□S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNER□S REPRESENTATIVE.

5. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER□S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

6. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED DEBRIS.

7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

9. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY □UESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

10. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.

11. THIS GRADING □ DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL ENGINEER MAY BE RE□UIRED TO REVIEW THE SUITABILITY AS NEEDED. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.

14. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. IF GROUNDWATER INFILTRATION IS ENCOUNTERED, THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.

15. ALL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY A GEOTECHNICAL ENGINEER AND COMPACTED TO 95□ STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

16. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.

17. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL RE□UIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILI□ED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.

18. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOPSOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 8" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.

19. STRIP TOPSOIL FROM ALL CUT □ FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL FURNISH □ INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT □UANTITIES EXIST ONSITE.

20. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFIRM TO THE RE□UIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

21. MULCH □ SOD ALL DISTURBED AREAS NO LATER THEN 14 DAYS AFTER FINAL GRADING IS COMPLETED. UNLESS OTHERWISE NOTED HEREON, THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILI□ATION.

22. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR□S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

23. ALL CUT/FILL SLOPES SHALL BE 3 HORI□ONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.

24. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A □UALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY T HE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95□ STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

25. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE RE□UIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS RE□UIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO RE□UIRE APPROVAL FROM THE ENGINEER.

26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5□BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.

28. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.

29. IT SHALL BE THE CONTRACTOR□S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR□S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ONSITE.

SITE UTILITY NOTES:

1. THE SANITARY SEWER SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH 8" WIRE (16 GUAGE).
2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR AD□USTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PRO□ECT. WHILE SOME WORK MAY BE RE□UIRED □AROUND□UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE AD□USTED CONCURRENTLY WITH THE CONTRACTOR□S OPERATIONS.
3. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORI□ONTAL SEPERATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THIS CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR□S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE GOVERNING UTILITY COMPANY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SE□UENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.
8. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.
9. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILI□E A CLEAN SAW CUT AND SHALL BE BACKFILLED (100□) TO FINAL SUBGRADE WITH □57 STONE.
10. REPAIR ALL DAMAGE TO EXISTING FEATURES (□e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC....) TO PRE-CONSTRUCTION CONDITION.
11. THE CONTRACTOR SHALL PROVIDE ALL HORI□ONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS RE□UIRED BY APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.
12. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE RE□UIRED ON ALL TESTS AND FILL LINES (□UMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY APPROPRIATE GOVERNING UTILITY PROVIDER.
13. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.
14. WATER METERS SHALL BE NO DEEPER THAN 24" FROM TOP OF METER TO PROPOSED FINISHED GRADE.
15. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.
16. THE CONTRACTOR SHALL VERIFY RE□UIRED PIPE LENGTHS, EXISTING PIPE MATERIAL AND SI□ES AS SHOWN ON PLANS.
17. REPAIR EXISTING SITE FEATURES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE PROPOSED ELECTRIC, GAS, AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE APPROPRIATE GOVERNING UTILITY AGENCY BY THE CONTRACTOR.
19. WHERE DRAINAGE OR UTILITY LINES OCCUR IN FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95□) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER□S REPRESENTATIVE. CONTRACTOR TO PAY FOR ALL TESTING.
20. THE CONTRACTOR SHALL AD□UST THE ALIGNMENT OF THE WATER LINES (HORI□ONTALLY AND/OR VERTICALLY) TO ALLOW THE RE□UIRED BRACING AT BENDS AND TEES.
21. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PRO□ECT. IN THE EVENT THAT SPECIAL E□UIPMENT IS RE□UIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE RE□UIRED TO FURNISH SUCH E□UIPMENT AT NO ADDITIONAL COST TO THE OWNER.
22. CONTRACTORS FOR WATER AND SEWER WORK MUST BE APPROVED BY APPROPRIATE GOVERNING UTILITY PROVIDERS.
23. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.
24. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORI□ONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS, CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
25. CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR LOCATION OF ANY ELECTRICAL SERVICE TO THE BUILDING.
26. MAIN LINE WATER □ SEWER TAPS WILL BE MADE BY THE CONTRACTOR AND COORDINATED WITH APPROPRIATE GOVERNING UTILITY PROVIDER

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY
REGISTERED ENGINEER
XVI
AGRICULTURE
COMMERCE
No. 106546
STATE OF TENNESSEE
05/02/18

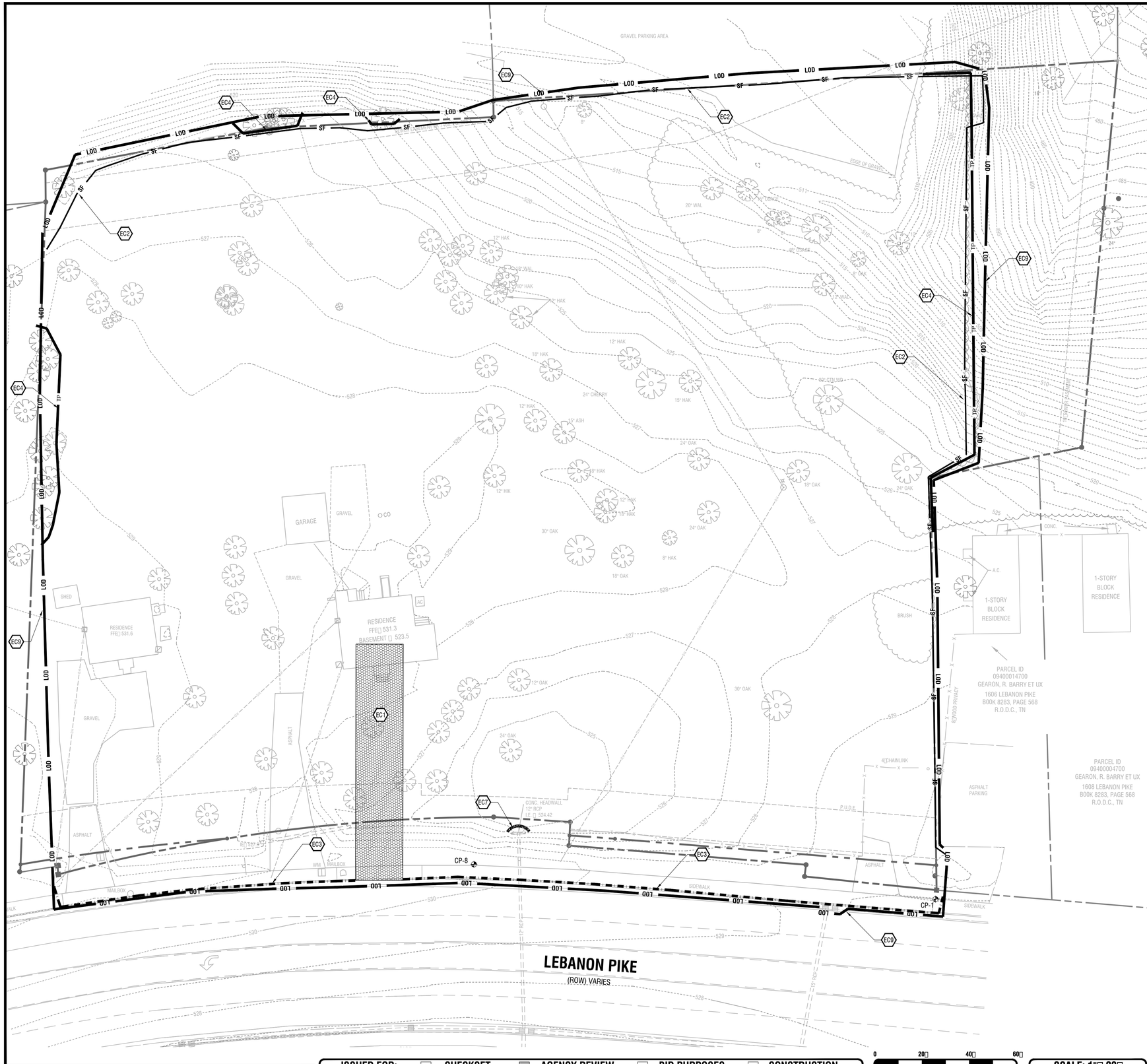
REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

GENERAL NOTES

C1.0

Z:\PROJECT DATABASE\2016\16222 – Leberres – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C1-0_Note.dwg-Layout1 May 15, 2018 – 3:17pm berpenbeck



ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20 40 60

SCALE: 1" = 20'

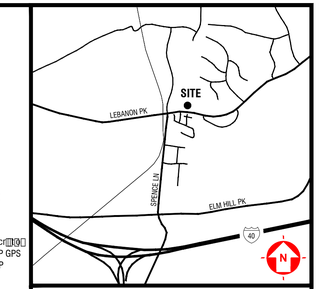
Know what's **below.**
Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	North(Y)	East(X)	Elev.	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.88 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015, UPDATED SEPTEMBER 05, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
EC1	TEMPORARY CONSTRUCTION ENTRANCE	2/C2.2
EC2	SILT FENCE	1/C2.2
EC3	EROSION EEL	3/C2.2
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EC5	INLET PROTECTION	6/C2.2
EC6	CONCRETE WASH OUT AREA	7/C2.2
EC7	STONE FILTER RING	4/C2.2
EC8	OUTLET PROTECTION	8/C2.2
EC9	LIMIT OF DISTURBANCE	

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR242149 AS DISTURBANCE IS APPROXIMATELY 2.88± ACRES.

SIGNATURE — 01/24/18 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

LEGEND

SILT FENCE	SF
EROSION EEL	
LIMITS OF DISTURBANCE	LOD
TREE PROTECTION FENCE	TP
INLET PROTECTION	

EROSION CONTROL NOTE:

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EROSION CONTROL NOTE:

SEE SHEET C2.2 FOR GENERAL NOTES REGARDING THE EROSION CONTROL PLANS

PARCEL IDS: 09400004400
09400004500, 09400020200, &
09400020300
MPC CASE NO: 2017SP-048-003

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FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
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DAVID S. ABBEY
REGISTERED ENGINEER
AGRICULTURE
NUMBER
STATE OF TENNESSEE
5/18

REVISIONS

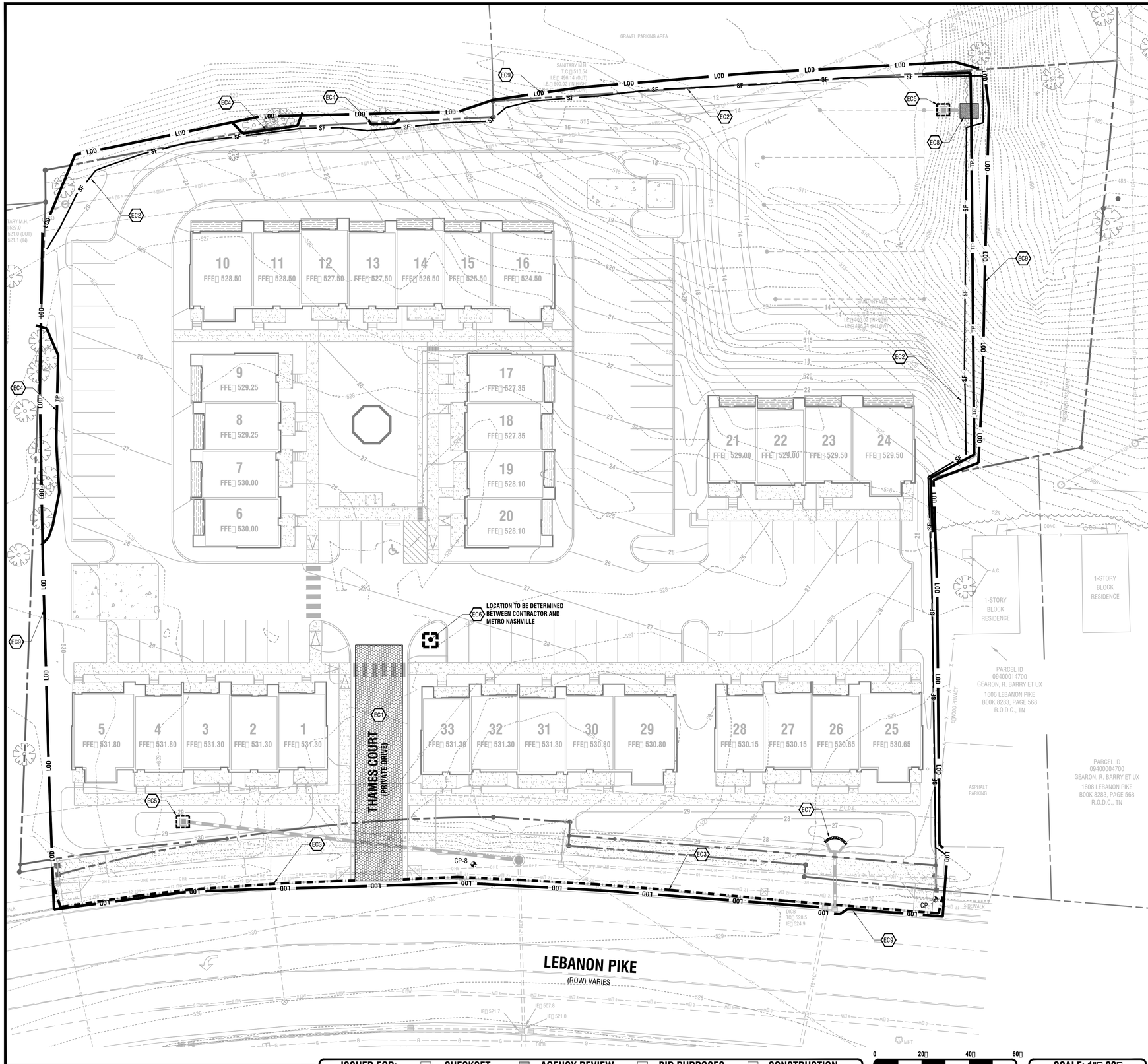
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

EROSION CONTROL PLANS
PHASE I

C2.0

Z:\PROJECT DATABASE\2016\16222 - Leberes - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon Road_C2-0_Ero.dwg-Layout1 May 15, 2018 - 3:17pm berpenbeck



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ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20 40 60

SCALE: 1" = 20'

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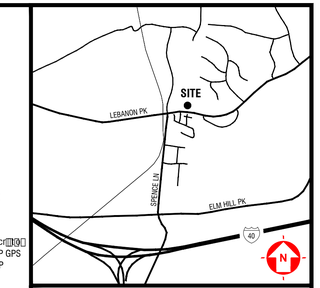

VICINITY MAP

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CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
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EROSION EEL	
LIMITS OF DISTURBANCE	LOD
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EROSION CONTROL NOTE:

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DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY REGISTERED ENGINEER NO. 102 ARCHITECTURE & ENGINEERING STATE OF TENNESSEE 5/18

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

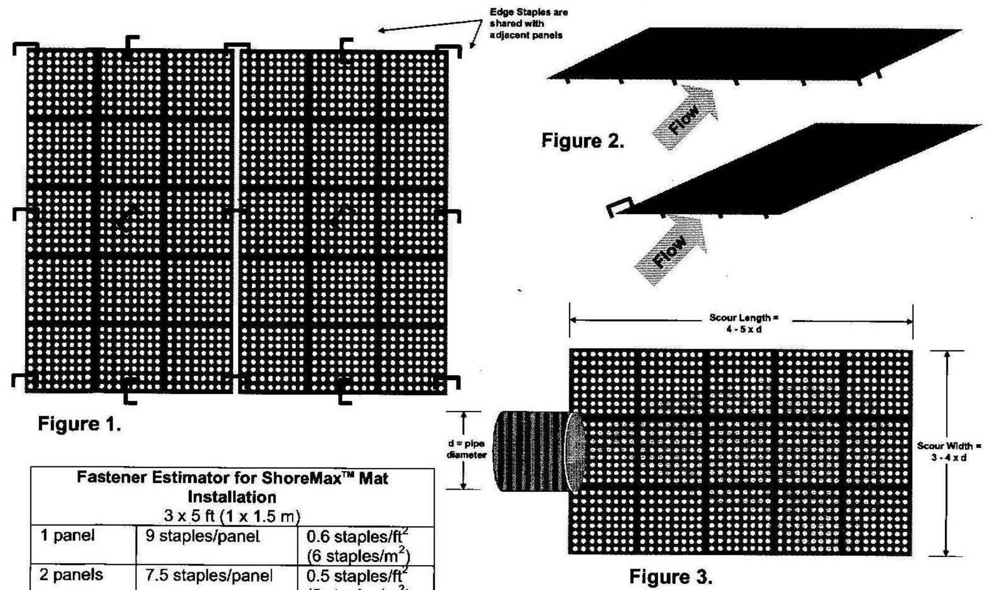
EROSION CONTROL PLANS
PHASE II

C2.1

ShoreMax — Soft Revetment Scour Protection Mat

North American Green — A Tensar Company

General Installation and Anchoring Guide



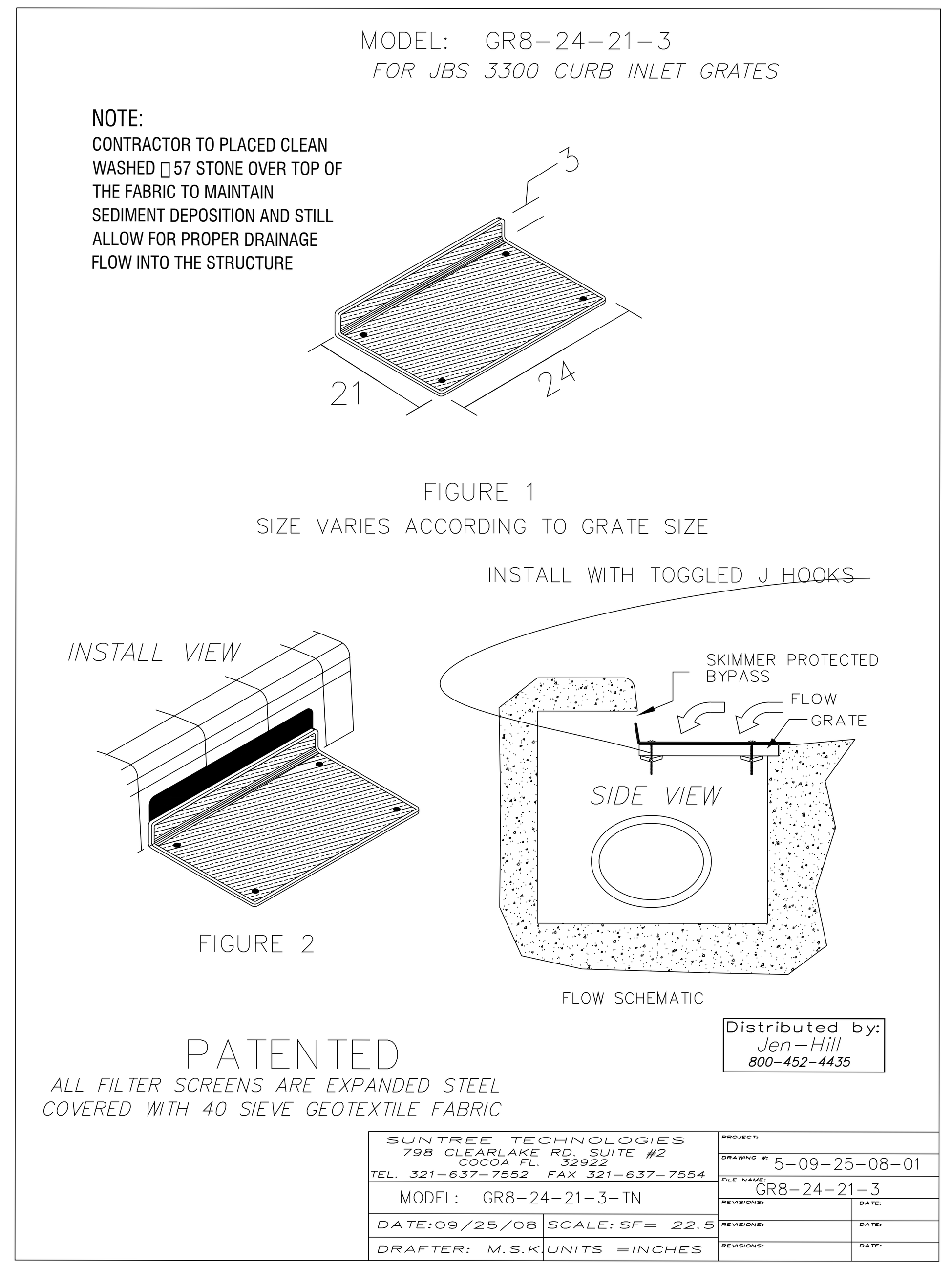
Fastener Estimator for ShoreMax™ Mat Installation 3 x 5 ft (1 x 1.5 m)		
1 panel	9 staples/panel	0.6 staples/ft² (6 staples/m²)
2 panels	7.5 staples/panel	0.5 staples/ft² (5 staples/m²)
4 + panels	6.25 staples/panel	0.42 staples/ft² (4.2 staples/m²)

1. Prepare soil before installing erosion control products, including any necessary application of lime, fertilizer, and seed (when installing turf reinforcement mat underlayment).
2. Install turf reinforcement mat (TRM) or geotextile over prepared soils according to product installation guides.
3. Place ShoreMax mat over the installed TRM or geotextile. When using multiple panels, connect the panels using the Integrated Panel Interlock System.
4. Place staples/pins in the appropriate pattern (figure 1). When using 2 inch (5 cm) wide staples, staples should be shared between two adjacent panels.
5. In concentrated flow conditions, place 1 staple/pin per linear foot along the leading edge of the ShoreMax system (figure 2), placing one on each corner and gridline.
6. For culvert and outfall applications, ShoreMax mat scour protection should extend a width of 3-4 times the pipe diameter and a length of 4-5 times the pipe diameter (figure 3).

5401 St. Wendel Cynthiana Road • Poseyville, IN 47633 • 800-772-2040 • 812-867-6632
Fax: 812-867-0247 • www.nagreen.com • www.vmax3.com

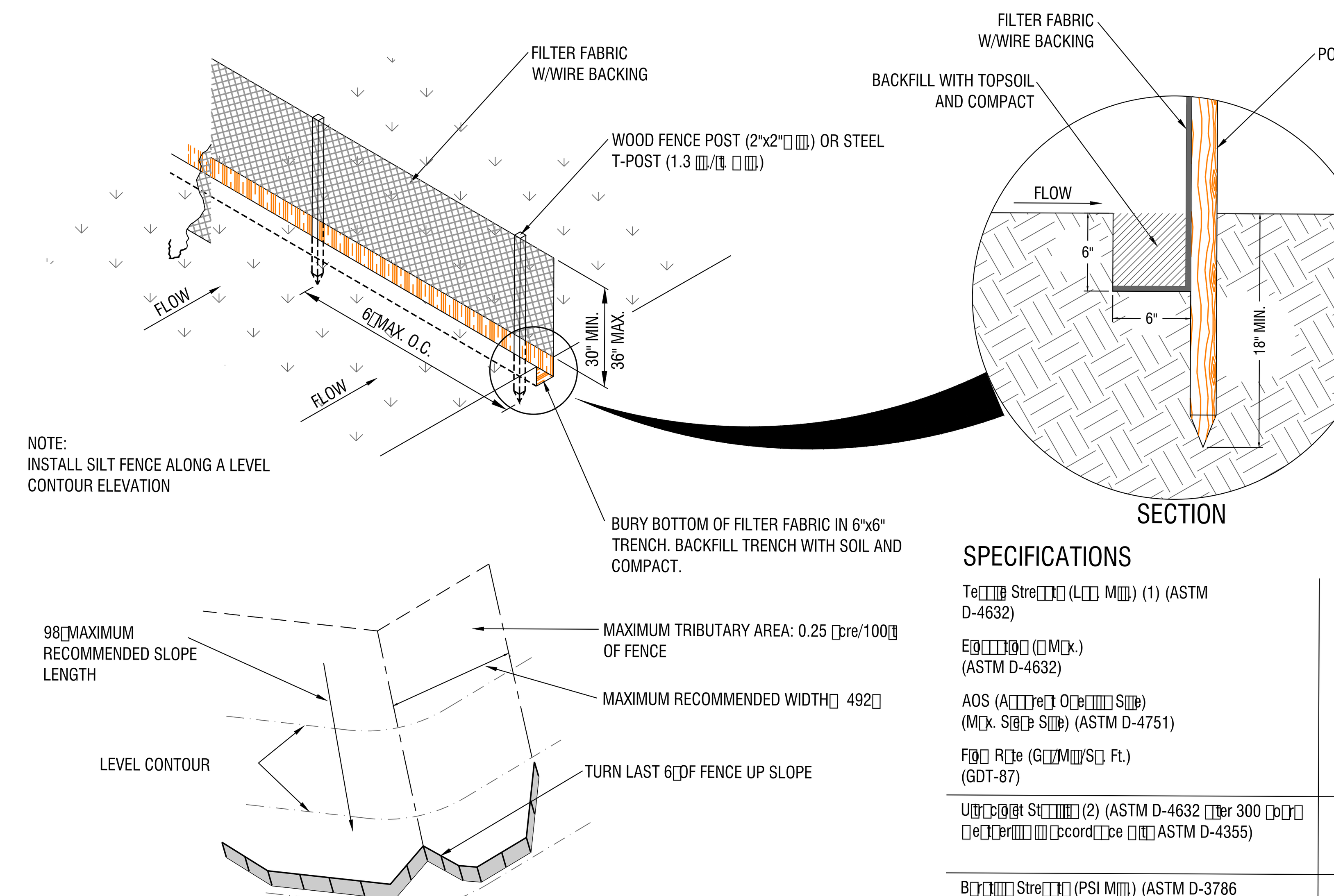
8 **OUTLET PROTECTION**

NTS



6 **INLET PROTECTION**

NTS

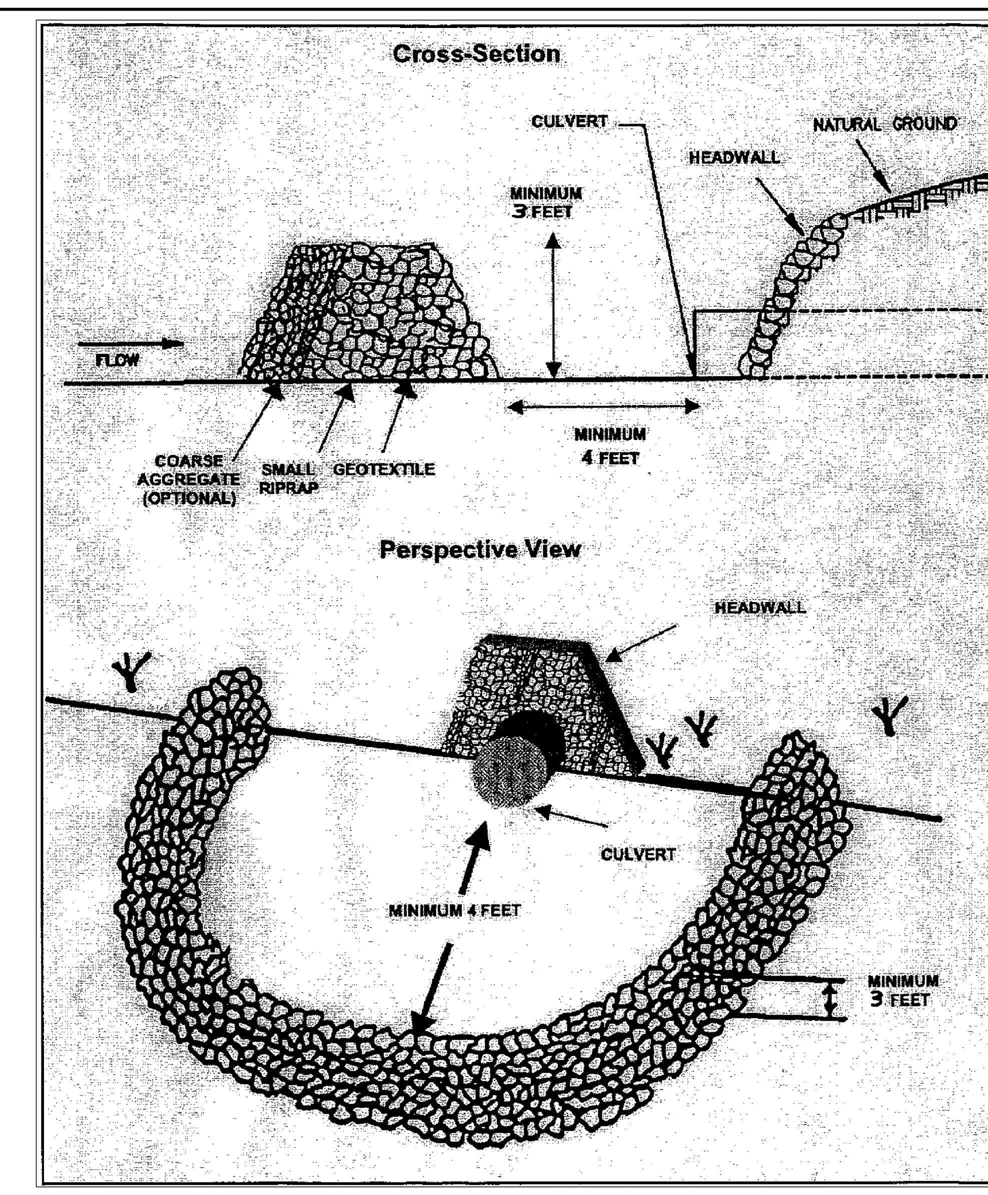


SPECIFICATIONS

Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill-100
Elongation (% Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq. Ft.) (GDT-87)	25
Ultraviolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

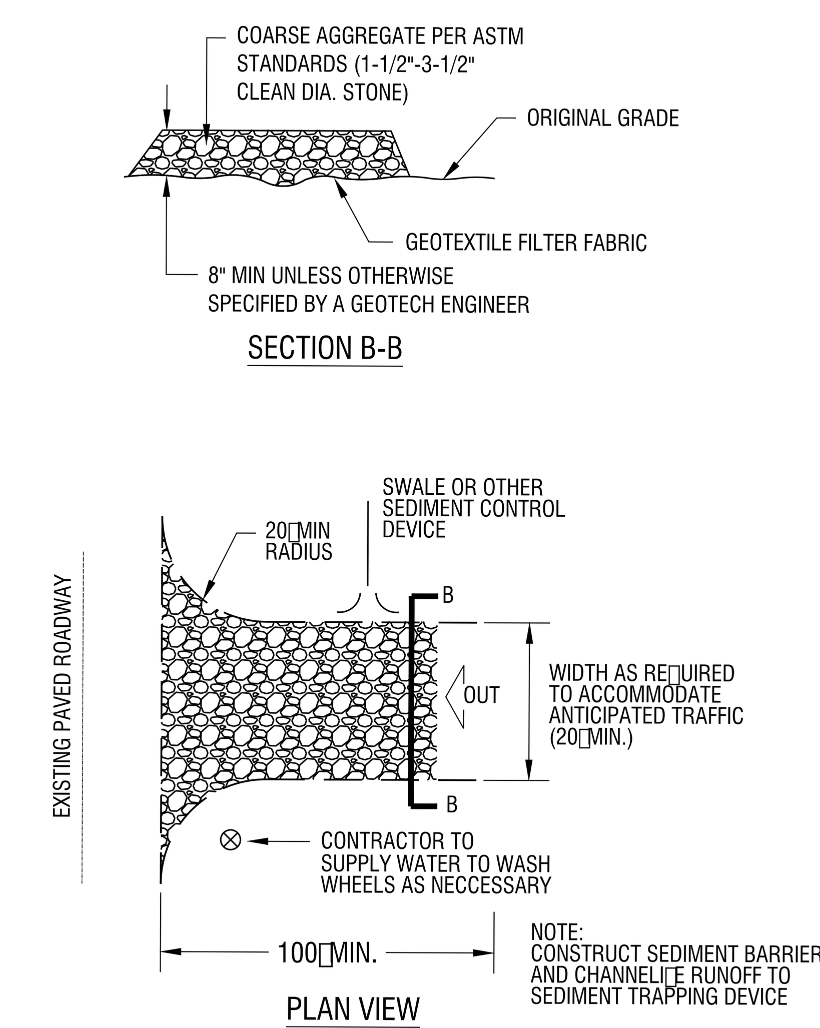
1 **SILT FENCE**

NTS



4 **STONE FILTER RING**

NTS



2 **TEMPORARY CONSTRUCTION EXIT**

NTS

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.

2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.

3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.

5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.

7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.

8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATIONS(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

TYPICAL NOTES

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.

2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION (TDEC) FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.

3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

3. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.

5. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.

6. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.

7. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.

8. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

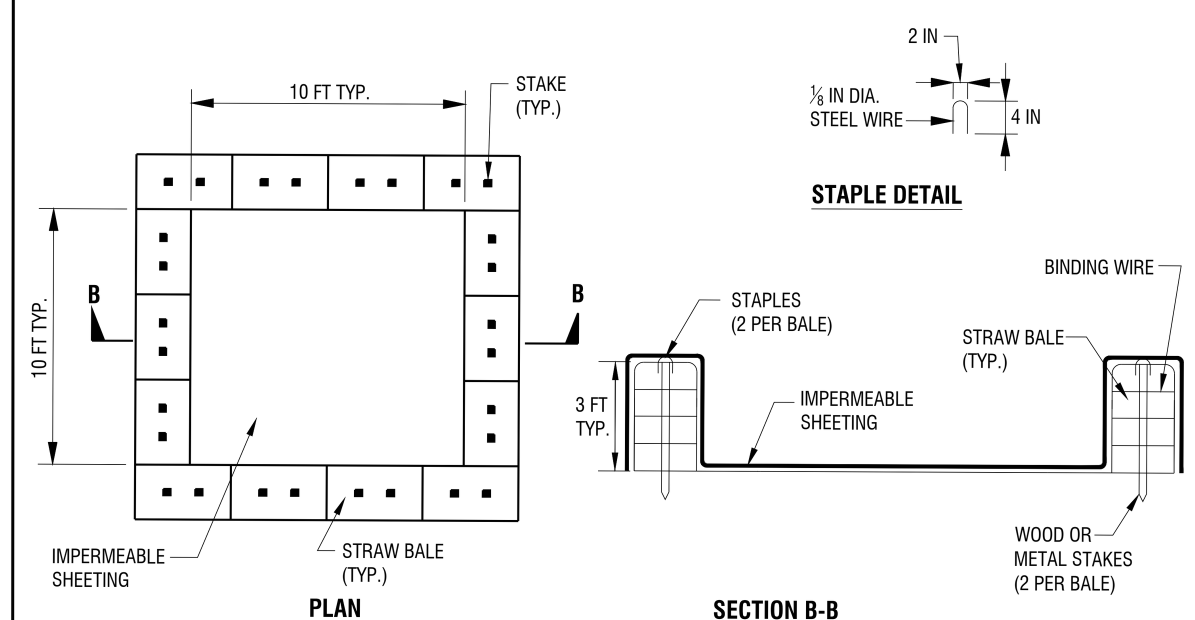
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1). WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR (2). WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.

10. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 15 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES: AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

11. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.

12. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT

13. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

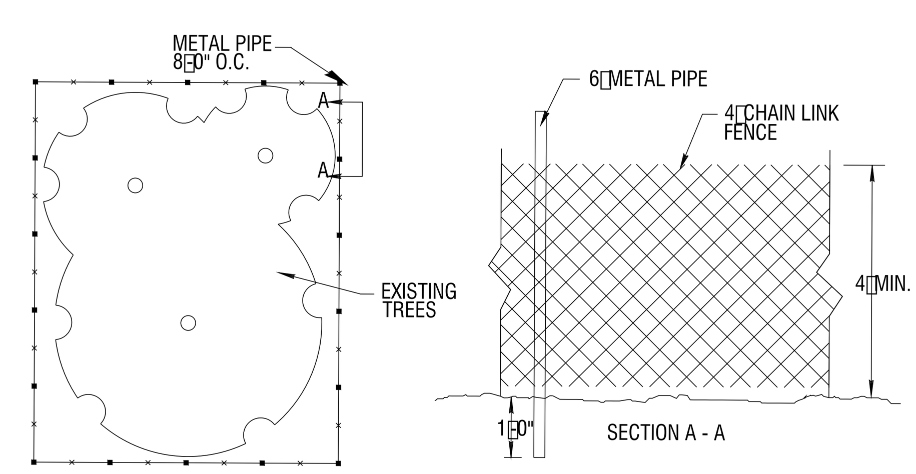
WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

7 **CONCRETE WASHOUT STRUCTURE**

NTS



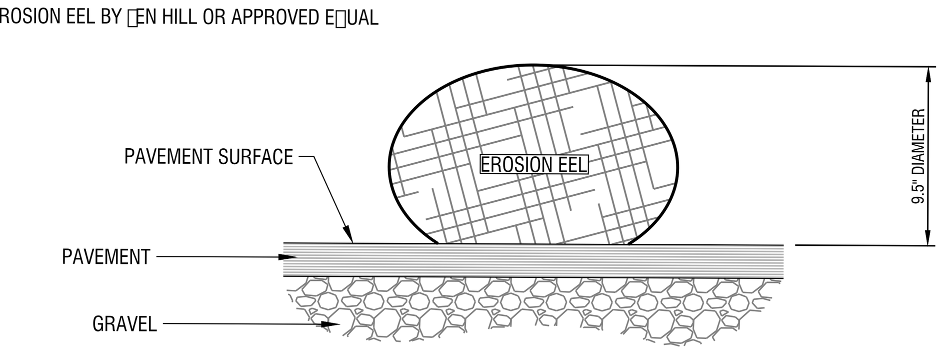
NOTE: FENCING TO EXTEND TO DRIPLINE OF TREE(S).

5 **TREE PROTECTION DETAIL**

NTS

NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.

NOTE:
UTILIZE THE EROSION EEL BY JEN HILL OR APPROVED EQUAL



3 **EROSION EEL**

NTS

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY — REGISTERED ENGINEER — No. 106546 — STATE OF TENNESSEE — 05/02/18

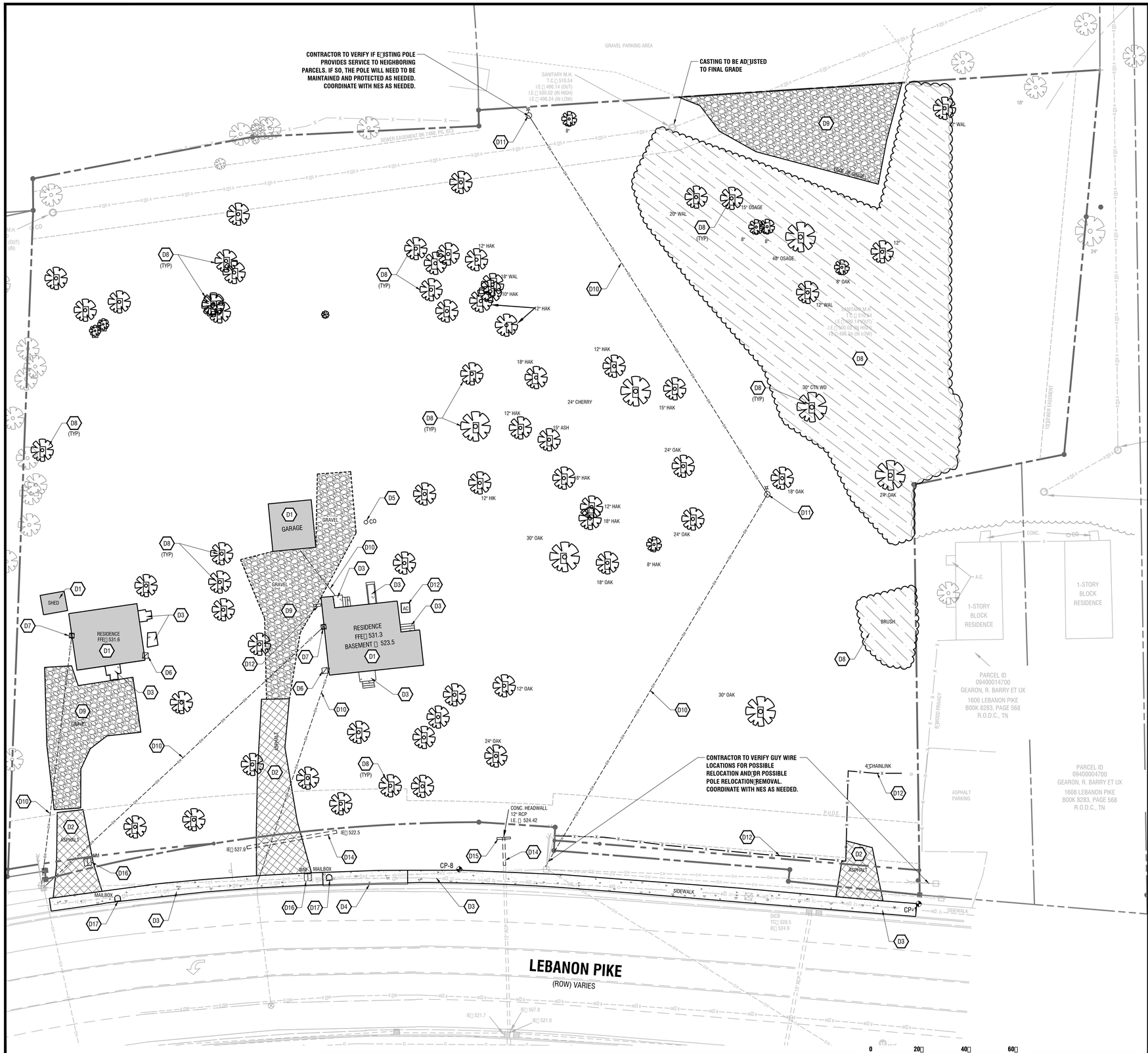
REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

EROSION % SEDIMENT CONTROL DETAILS

C2.2

Z:\PROJECT DATABASE\2016\16222 - Leberres - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon Road_C2-2_EroDtl.dwg-C2.2 May 15, 2018 - 3:21pm berpenbeck



ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: 1" = 20'

Z:\PROJECT DATABASE\2016\16222 – Leberes – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C3-0_Dem.dwg–Layout1 May 15, 2018 – 3:21pm berpenbeck

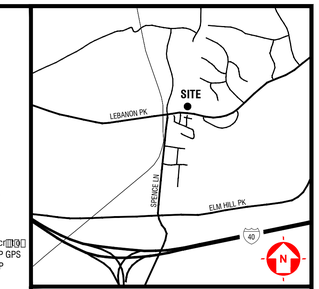
Know what's **below.**
Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	Northing (Y)	Easting (X)	Elev.	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



VICINITY MAP

FLOOD NOTE:

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DISTURBED AREA:

TOTAL DISTURBED AREA = 2.88 ACRES±

SURVEY NOTE:

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NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
D1	REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATION AND SUPPORTING STRUCTURES	
D2	REMOVE EXISTING ASPHALT PAVEMENT	
D3	REMOVE EXISTING CONCRETE WALK/PAVEMENT/STEPS	
D4	REMOVE EXISTING CURB	
D5	REMOVE EXISTING CLEANOUT	
D6	REMOVE EXISTING GAS METER AND SERVICE WITHIN BUILDING AREA	
D7	REMOVE EXISTING ELECTRIC METER	
D8	REMOVE EXISTING TREES/VEGETATION	
D9	REMOVE EXISTING GRAVEL DRIVE WAY	
D10	REMOVE EXISTING OVERHEAD ELECTRIC LINES	
D11	REMOVE EXISTING UTILITY POLE	
D12	REMOVE EXISTING FENCE	
D13	REMOVE EXISTING HVAC	
D14	REMOVE EXISTING STORM DRAINAGE PIPE	
D15	REMOVE EXISTING CONCRETE HEADWALL	
D16	REMOVE EXISTING WATER METER	
D17	REMOVE EXISTING MAILBOX	

PROPOSED FEATURE LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- BUILDING TO BE REMOVED
- TREES/VEGETATION TO BE REMOVED
- TREE TO BE REMOVED

DEMOLITION NOTES:

SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE DEMOLITION PLAN

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:
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TELE:(615) 585-8816

PLANS PREPARED BY:
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NASHVILLE, TN 37216
TELE:(615) 227-3863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ARMSTRONG
REGISTERED ENGINEER
No. 102000
ARCHITECTURE
ENGINEERING
STATE OF TENNESSEE
5/15/18

REVISIONS

NO.	DATE	DESCRIPTION

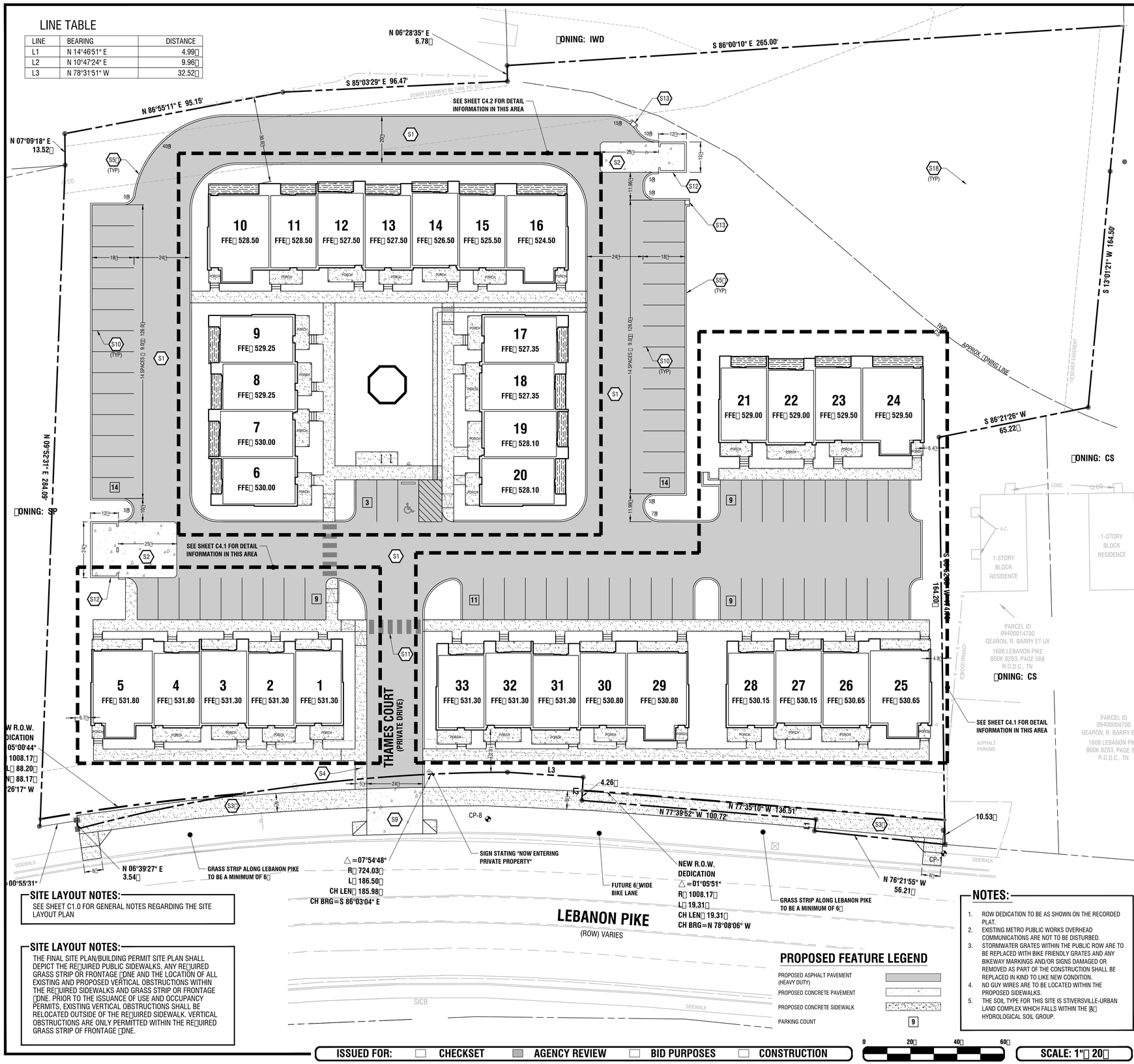
DATE:	05-02-18
DMG Project No:	16222

SITE DEMOLITION PLAN

C3.0

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°46'51" E	4.99
L2	N 10°47'24" E	9.96
L3	N 78°31'51" W	32.52



SITE LAYOUT NOTES:

SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE SITE LAYOUT PLAN

SITE LAYOUT NOTES:

THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALKS AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OF FRONTAGE ZONE.

PROPOSED FEATURE LEGEND

- PROPOSED ASPHALT PAVEMENT (HEAVY DUTY)
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PARKING COUNT 9

NOTES:

1. ROW DEDICATION TO BE AS SHOWN ON THE RECORDED PLAT.
2. EXISTING METRO PUBLIC WORKS OVERHEAD COMMUNICATIONS ARE NOT TO BE DISTURBED.
3. STORMWATER GRATES WITHIN THE PUBLIC ROW ARE TO BE REPLACED WITH BIKE FRIENDLY GRATES AND ANY BIKEWAY MARKINGS AND/OR SIGNS DAMAGED OR REMOVED AS PART OF THE CONSTRUCTION SHALL BE REPLACED IN KIND TO LIKE NEW CONDITION.
4. NO GUY WIRES ARE TO BE LOCATED WITHIN THE PROPOSED SIDEWALKS.
5. THE SOIL TYPE FOR THIS SITE IS STIVERSVILLE-URBAN LAND COMPLEX WHICH FALLS WITHIN THE B HYDROLOGICAL SOIL GROUP.

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20 40 60

SCALE: 1" 20

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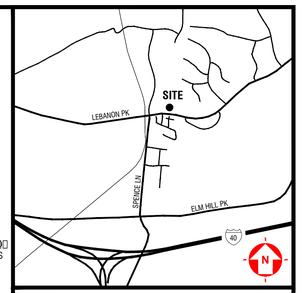

VICINITY MAP

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SITE DATA TABLE

CITY:	NASHVILLE
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCILMATIC DISTRICT:	15 JEFF SYRACUSE
ZONING CLASSIFICATION:	SP
LAND USE:	MULTI-FAMILY RESIDENTIAL (ATTACHED TOWNHOMES)
TOTAL ACREAGE OF SITE:	2.93± ACRES
TOTAL SQUARE FOOTAGE OF SITE:	127,749± SF
MAXIMUM FLOOR AREA RATIO (FAR):	0.60 MAXIMUM 0.33 PROVIDED
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR):	0.80 MAXIMUM 0.56 PROVIDED
- BUILDINGS	24,213 SF 18.95
- SIDEWALK PATIO	12,753 SF 9.98
- PAVEMENT CURBING	35,029 SF 27.42
- GREEN SPACE	55,754 SF 43.65
MINIMUM REQUIRED BUILDING SETBACKS:	
- STREET YARD REQUIRED PROVIDED:	15' / 18.2'± AT CLOSEST POINT
- SIDE YARD REQUIRED PROVIDED:	NONE / 6.7'± (WEST) AND 4.9'± (EAST) AT CLOSEST POINT
- REAR YARD REQUIRED PROVIDED:	20' / 36.6'± AT CLOSEST POINT
RAMP LOCATION AND NUMBER:	1 ACCESS ON LEBANON PIKE
DISTANCE TO NEAREST EXISTING RAMP	272'± TO DRIVEWAY EAST (BUSINESS ENTRANCE)
DISTANCE TO INTERSECTION:	150.5'± TO SPENCE ENCLAVE WAY
PROPOSED BUILDING AREA:	42,764 SF (TOTAL) (27 - 2 BEDROOM UNITS 1,208 SF - 1,223 SF EACH) (6 - 3 BEDROOM UNITS 1,670 SF EACH)
MAXIMUM BUILDING HEIGHT ALLOWED:	3 STORIES 45 MAX
BUILDING HEIGHT PROVIDED:	-- -- (2-STORY)
PARKING REQUIREMENTS:	RESIDENTIAL: 1 SPACE PER BEDROOM UP TO TWO BEDROOMS .5 SPACES PER BEDROOM FOR EACH ADDITIONAL BEDROOM
TOTAL PARKING REQUIRED:	2 BD UNITS 54 SPACES 3BD UNITS 15 SPACES (TOTAL 69 SPACES)
PARKING PROVIDED:	69 SPACES

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
S1	ASPHALT PAVEMENT SECTION	1/C7.0
S2	CONCRETE PAVEMENT SECTION	2/C7.0
S3	METRO NASHVILLE STANDARD CONCRETE SIDEWALK -ST-210	13/C7.0
S4	CONCRETE SIDEWALK WITH TURN DOWN CURB	4/C7.0
S5	CONCRETE EXTRUDED CURB	6/C7.0
S9	COMMERCIAL DRIVEWAY RAMP	2/C7.1
S10	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	N/A
S11	PEDESTRIAN CROSSWALK	11/C7.0
S12	MASONRY DUMPSTER ENCLOSURE	SEE ARCH. PLANS
S13	CURB CUT	14/C7.0
S17	SITE LIGHTING	
S18	RETAINING WALL	SEE STRUCTURAL

DUMPSTER ENCLOSURE SHALL ALSO HAVE RECYCLING CONTAINERS WITH IN THEM

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300

MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:

SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBY REGISTERED ENGINEER ARCHITECTURE & ENGINEERING STATE OF TENNESSEE 18

REVISIONS

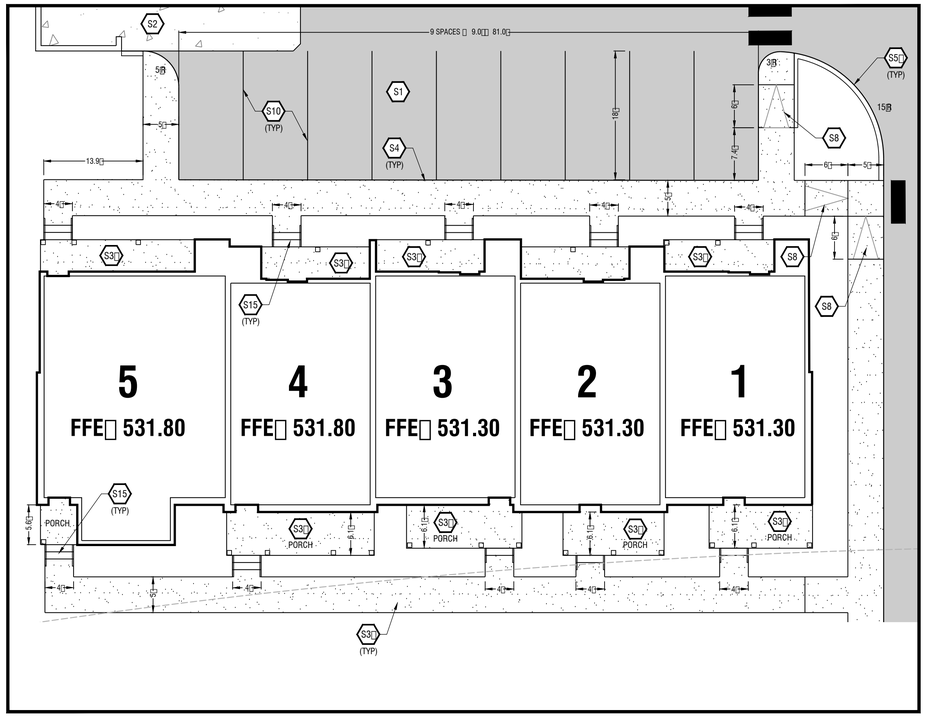
NO.	DATE	DESCRIPTION

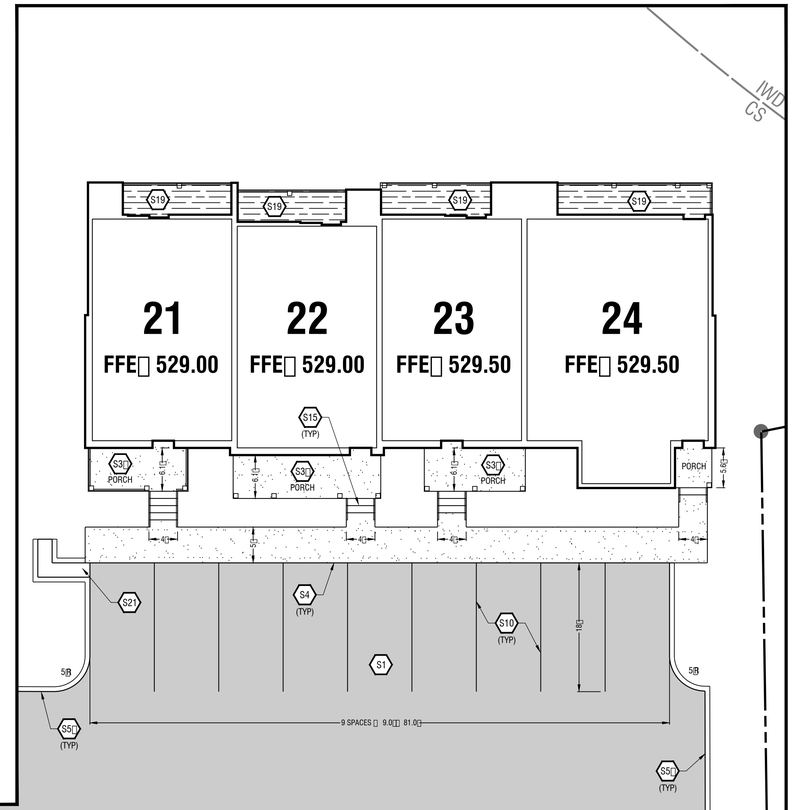
DATE:	05-02-18
DMG Project No:	16222

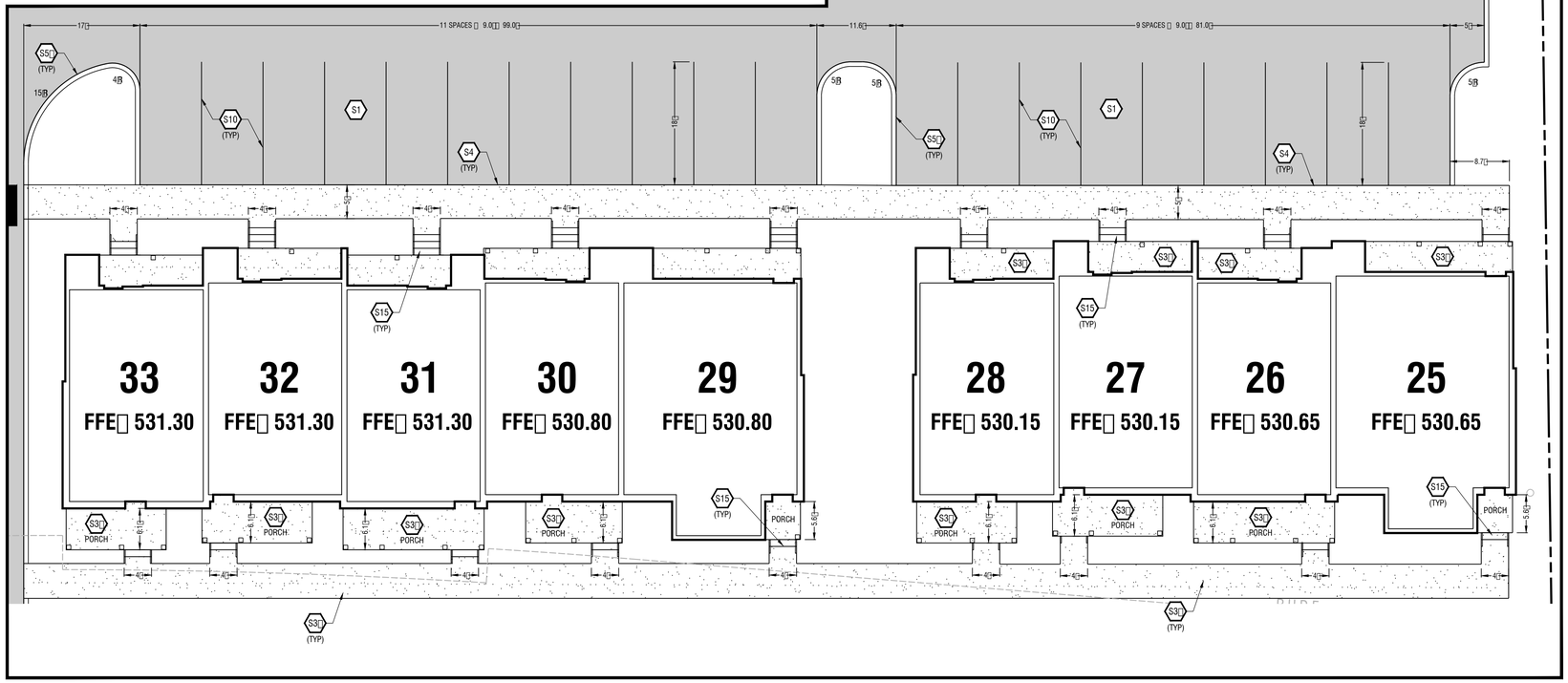
SITE LAYOUT PLAN

C4.0

Z:\PROJECT DATABASE\2016\16222 – Leberres – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C4-0_Geo.dwg–Layout1 May 15, 2018 – 3:22pm berpenbeck







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SURVEY CONTROL

Po	Nort Y)	E X)	E	De
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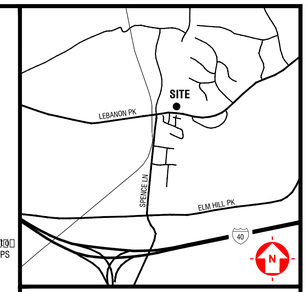
VERTICAL DATUM NAVD88



VICINITY MAP

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S4	CONCRETE SIDEWALK WITH TURN DOWN CURB	4/C7.0
S5	CONCRETE POST CURB	5/C7.0
S6	CONCRETE EXTRUDED CURB	6/C7.0
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S7	ADA ACCESSIBLE SYMBOL	7/C7.0
S8	ADA ACCESSIBLE RAMP	9/C7.0
S9	COMMERCIAL DRIVEWAY RAMP	2/C7.1
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S15	CONCRETE STEPS WITH HANDRAIL	1/C7.1
S16	DRAIN THRU SIDEWALK	8/C7.1
S17	SITE LIGHTING	
S18	RETAINING WALL	SEE STRUCTURAL
S19	DECK WITH HANDRAILS	SEE ARCH. PLANS
S20	LANDSCAPE AREA	SEE LANDSCAPE PLANS
S21	CONCRETE FLUME	2/C7.2

NOTE:
REFER TO SHEET C4.0 FOR OVERALL SITE LAYOUT PLAN

PROPOSED FEATURE LEGEND

PROPOSED ASPHALT PAVEMENT (HEAVY DUTY)
PROPOSED CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PARKING COUNT 9

SITE LAYOUT NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE SITE LAYOUT PLAN

PARCEL IDS: 09400004400
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DAVID S. ABBY
TENNESSEE REGISTERED
PROFESSIONAL ENGINEER
STATE OF TENNESSEE
18

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

DETAILED SITE LAYOUT PLAN

C4.1

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30

SCALE: 1" 10

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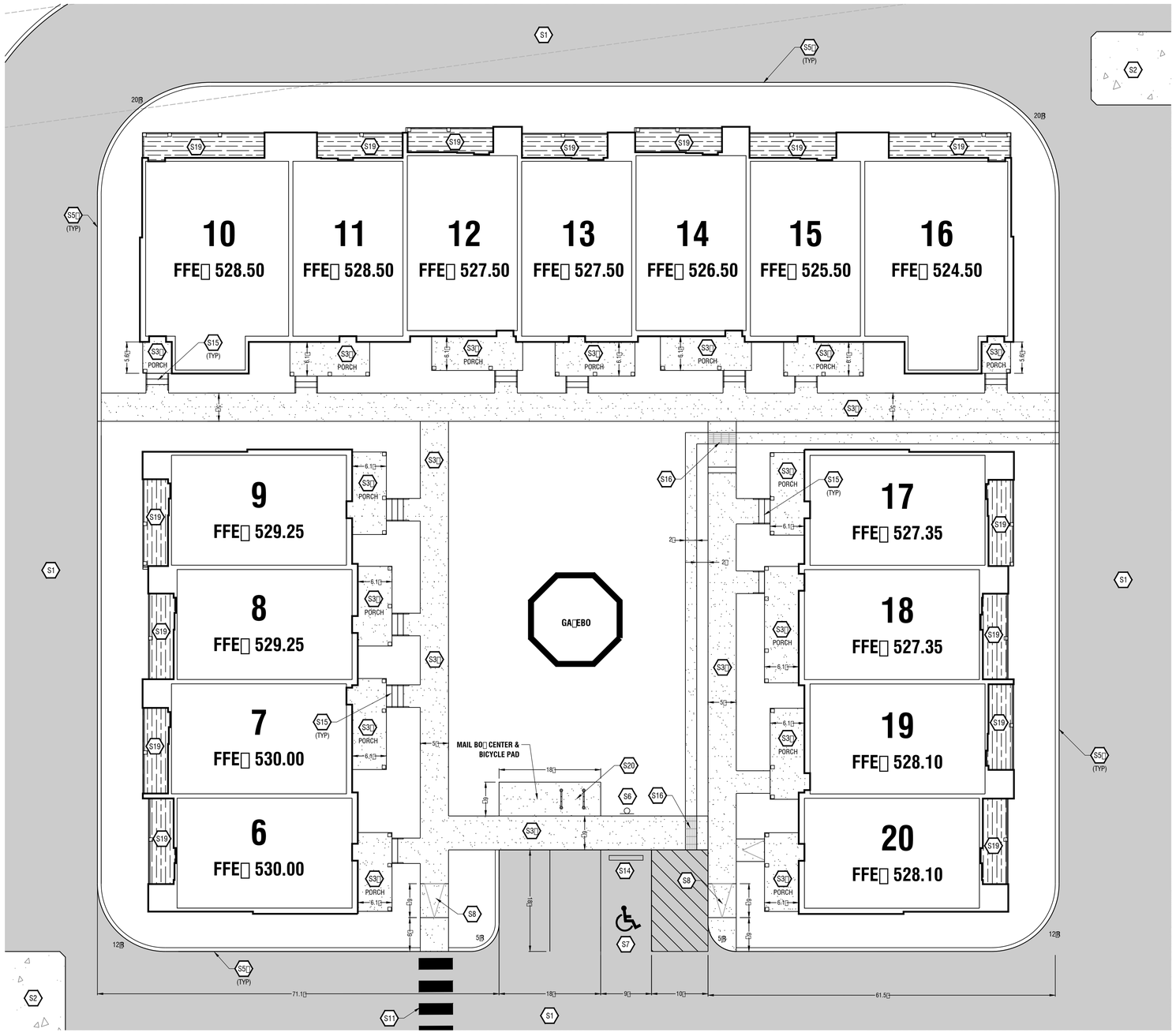

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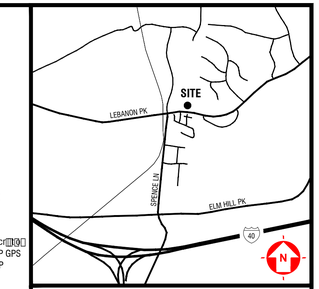

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S18	RETAINING WALL	SEE STRUCTURAL
S19	DECK WITH HANDRAILS	SEE ARCH. PLANS
S20	LANDSCAPE AREA	SEE LANDSCAPE PLANS
S20	BICYCLE RACK & PAD (9 SPACES)	1 C7.2

NOTE:
REFER TO SHEET C4.0 FOR OVERALL SITE LAYOUT PLAN

PROPOSED FEATURE LEGEND

PROPOSED ASPHALT PAVEMENT (HEAVY DUTY)
PROPOSED CONCRETE PAVEMENT
PROPOSED CONCRETE SIDEWALK
PARKING COUNT 9

SITE LAYOUT NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE SITE LAYOUT PLAN

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. LEBERES REGISTERED ENGINEER No. 102611 STATE OF TENNESSEE AMERICA

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

DETAILED SITE LAYOUT PLAN

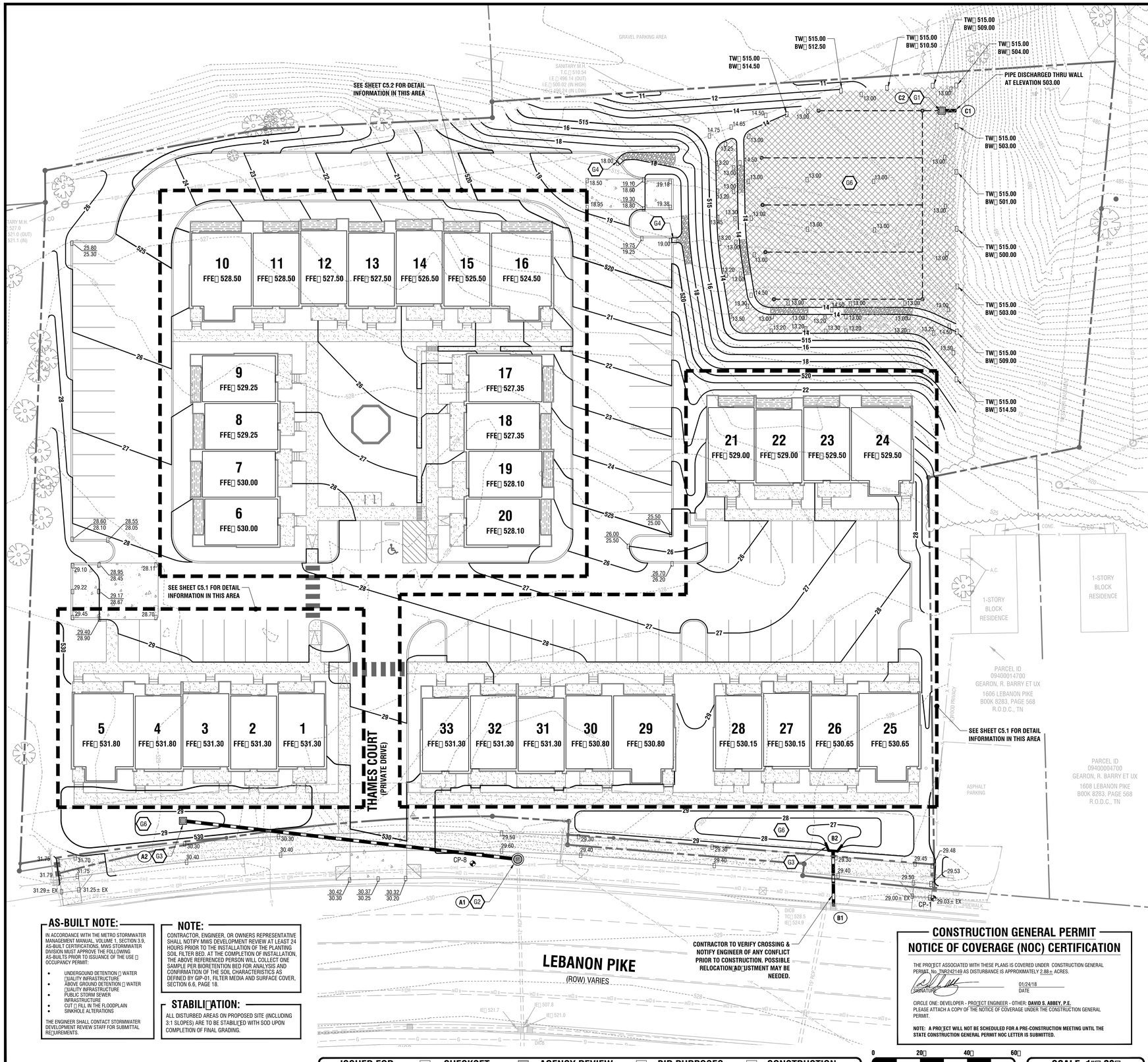
C4.2

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30

SCALE: 1" 10

Z:\PROJECT DATABASE\2016\16222 – Leberes – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C4-2_GeoDit.dwg–Layout1 May 15, 2018 – 3:24pm berpenbeck



AS-BUILT NOTE:

IN ACCORDANCE WITH THE METRO STORMWATER MANAGEMENT MANUAL, VOLUME 1, SECTION 3.9, AS-BUILT CERTIFICATIONS, MWS STORMWATER DIVISION MUST APPROVE THE FOLLOWING AS-BUILTS PRIOR TO ISSUANCE OF THE USE OCCUPANCY PERMIT:

- UNDERGOUND DETENTION WATER QUALITY INFRASTRUCTURE
- ABOVE GROUND DETENTION WATER QUALITY INFRASTRUCTURE
- PUBLIC STORM SEWER INFRASTRUCTURE
- CUT FILL IN THE FLOODPLAIN
- SINKHOLE ALTERATIONS

THE ENGINEER SHALL CONTACT STORMWATER DEVELOPMENT REVIEW STAFF FOR SUBMITTAL REQUIREMENTS.

NOTE:

CONTRACTOR, ENGINEER, OR OWNERS REPRESENTATIVE SHALL NOTIFY MWS DEVELOPMENT REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.

STABILIZATION:

ALL DISTURBED AREAS ON PROPOSED SITE (INCLUDING 3:1 SLOPES) ARE TO BE STABILIZED WITH SOD UPON COMPLETION OF FINAL GRADING.

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR242149 AS DISTURBANCE IS APPROXIMATELY 2.88± ACRES.

SIGNATURE 01/24/18 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

0 20 40 60

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: 1" 20

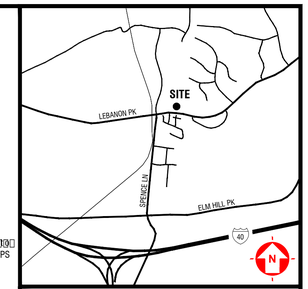
Know what's **below.** **Call** before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Po	Nort(Y)	E(X)	E	De
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM NAVD88



VICINITY MAP

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H 470037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:

TOTAL DISTURBED AREA = 2.88 ACRES±

SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015, UPDATED SEPTEMBER 05, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

STORM DRAINAGE PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZETYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE ()
A2	A1	15" RCP	525.65	524.00	143	1.15
B2	B1	15" RCP	526.00	525.00	24	4.16
C2	C1	15" RCP	503.30	503.00	6	5.00

STORM DRAINAGE STRUCTURES

STRUCTURE ID	STRUCTURE TYPE	TGRATE ELEVATION
A1	JUNCTION MANHOLE	531.10
A2	CATCH BASIN	528.65
B1	EIST. CURB INLET	528.50±
B2	HEADWALL	NA
C1	PIPE THRU WALL	---
C2	CATCH BASIN	514.00

PROPOSED FEATURE LEGEND

- PROPOSED CONTOUR — 950
- PROPOSED SPOT ELEVATION — 21.15
- PROPOSED AREA DRAIN
- PROPOSED STORM DRAIN PIPE

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
G1	CATCH BASIN	2/7.1
G2	JUNCTION MANHOLE	4/7.1
G3	CONCRETE HEADWALL	3/7.1
G4	CONCRETE CURB CUT	5/7.1
G5	DRAIN THRU SIDEWALK	6/7.1
G6	BIO RETENTION POND	7/7.1
G7	CONCRETE FLUME	2/7.2

STORMWATER NOTES:

1. THE SOIL TYPE FOR THIS SITE IS STIVERSVILLE-URBAN LAND COMPLEX WHICH FALLS WITHIN THE HYDROLOGICAL SOIL GROUP.
2. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
3. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORM WATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORM WATER REGULATIONS AT THE TIME OF FINAL APPLICATION.

AS-BUILT NOTES:

PLEASE NOTE THAT THE FOLLOWING ARE REQUIRED AS A PART OF THE AS-BUILT PLAN:

A. A CERTIFICATION LETTER FROM TN REGISTERED P.E. STATING THAT THE SITE HAS BEEN INSPECTED AND THAT THE STORMWATER MANAGEMENT SYSTEM AND STORMWATER CONTROL MEASURES (BOTH STRUCTURAL AND NON-STRUCTURAL) ARE COMPLETE AND FUNCTIONAL IN ACCORDANCE WITH THE PLANS APPROVED BY MWS.
B. AN AS-BUILT LID SPREADSHEET
C. HYDROLOGIC AND HYDRAULIC CALCULATIONS FOR AS-BUILT CONDITIONS, AS REQUIRED
D. AS-BUILT DRAWINGS SHOWING FINAL TOPOGRAPHIC FEATURES OF ALL THESE FACILITIES. THIS SHALL INCLUDE INVERT ELEVATIONS OF OUTLET CONTROL STRUCTURES.
E. ANY DEVIATIONS FROM THE APPROVED PLANS SHALL BE NOTED ON AS-BUILT DRAWINGS SUBMITTED.
F. COPY OF AS-BUILT PLAN CAD FILE ON A CD AND SHOULD BE REGISTERED TO THE TN STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83). DATA SHOULD BE PLACED IN SEPARATE LAYERS AND SHOULD BE LABELED/NAMED FOR EASY IDENTIFICATION.
G. CUT AND FILL BALANCE CERTIFICATION FOR FLOODPLAIN AND SINKHOLE ALTERATIONS.
H. WATER QUALITY BUFFERS SHALL BE SURVEYED AND INCLUDED WITH THE AS-BUILT SUBMITTAL.
I. ANY PUBLIC (TO BECOME THE RESPONSIBILITY OF METRO TO MAINTAIN) STORMWATER INFRASTRUCTURE SHALL BE VIDEO-INSPECTED TO VERIFY PROPER INSTALLATION WITH THE VIDEO RECORDING AND ANY ASSOCIATIONS INSPECTION REPORT SUBMITTED AS PART OF AS-BUILT RECORD.
J. ADDITIONAL TESTING MAY BE REQUIRED AS/IF WARRANTED BY VIDEO INSPECTIONS.

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-3863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY REGISTERED ENGINEER NO. 112 AGRICULTURE COMMERCE STATE OF TENNESSEE 1/18

NO.	DATE	DESCRIPTION

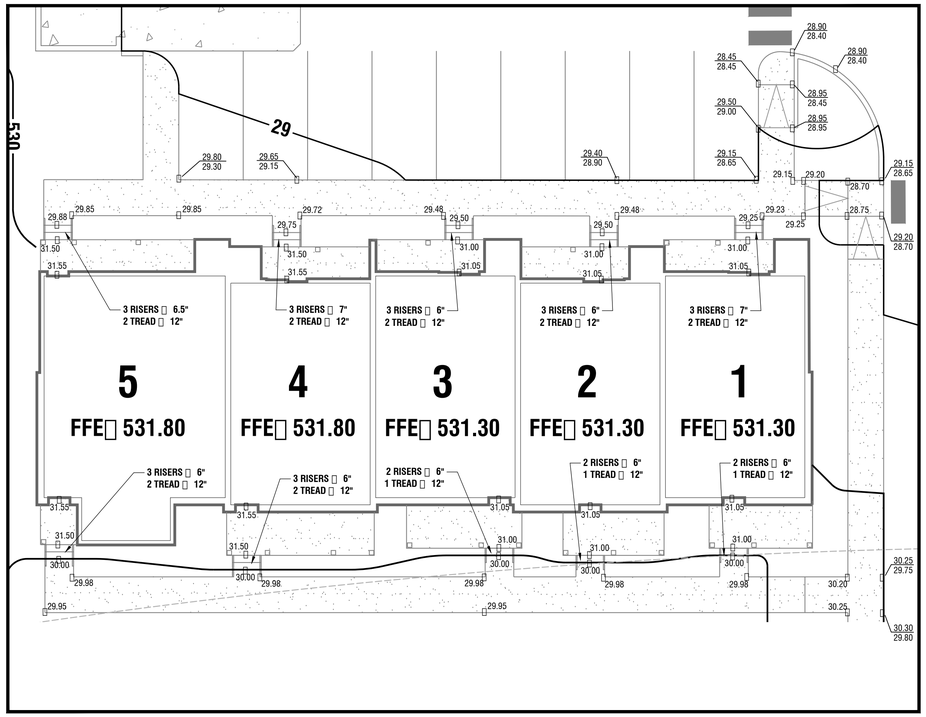
REVISIONS

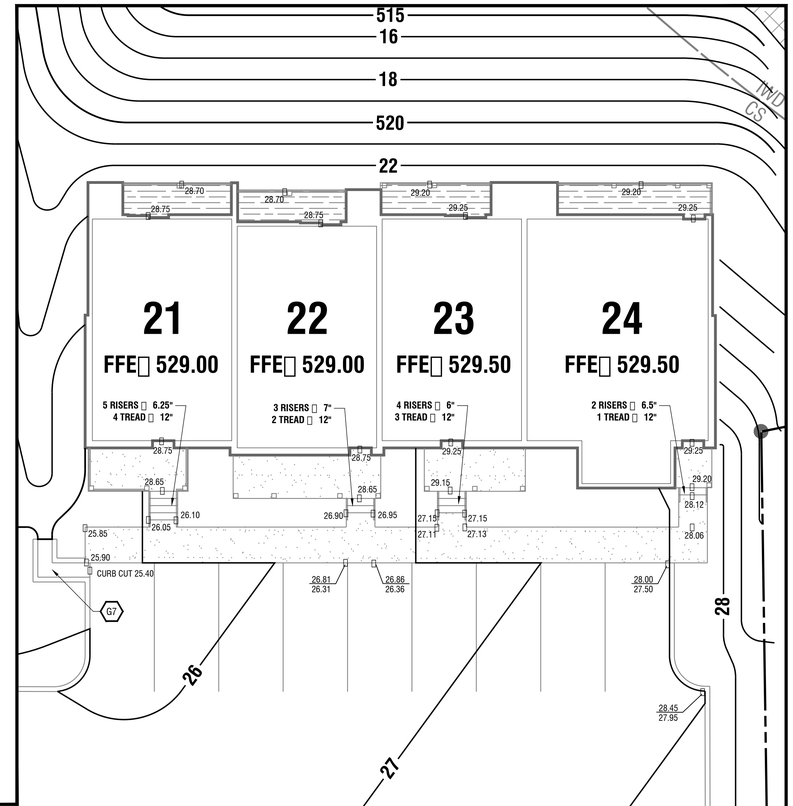
DATE:	05-02-18
DMG Project No:	16222

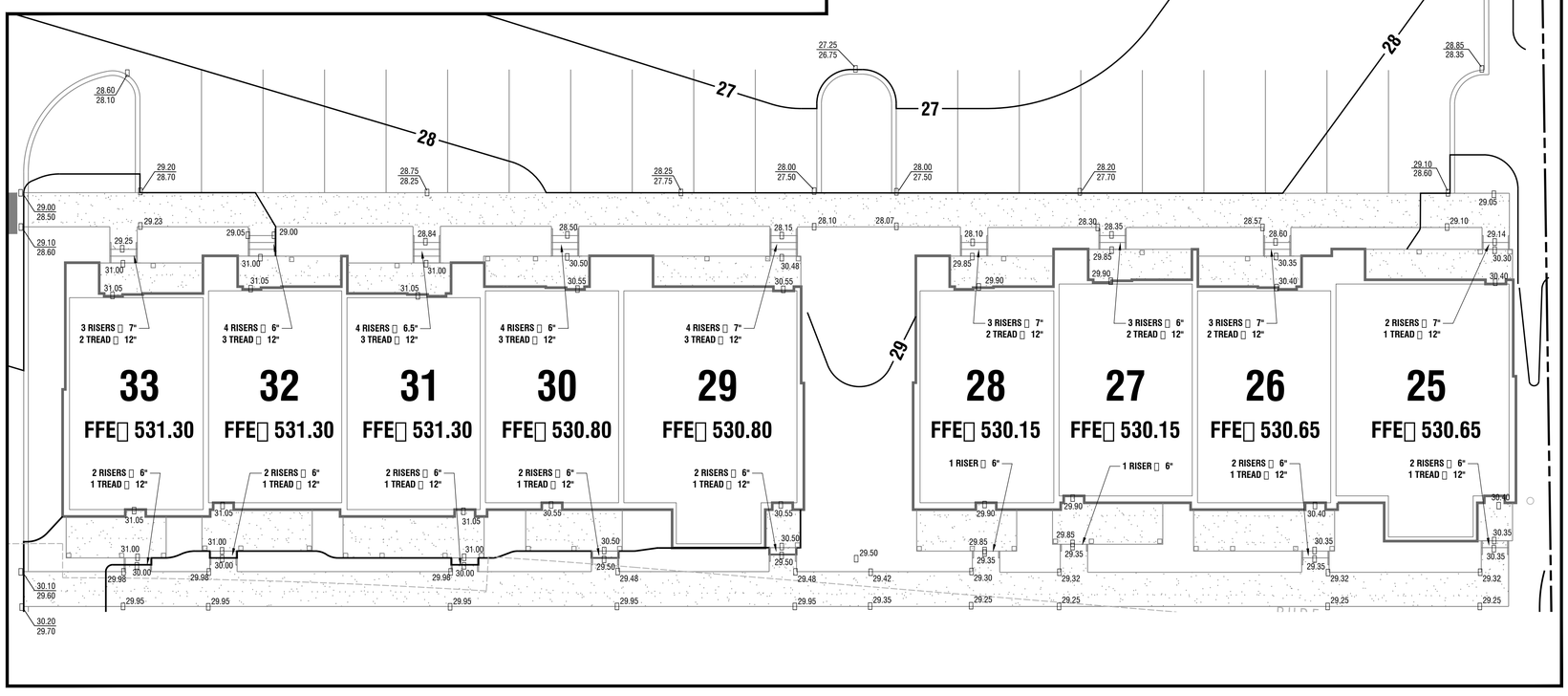
SITE GRADING DRAINAGE PLAN

C5.0

Z:\PROJECT DATABASE\2016\16222 – Leberres – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C5-0_Gra.dwg–Layout1 May 15, 2018 – 3:26pm berpenbeck







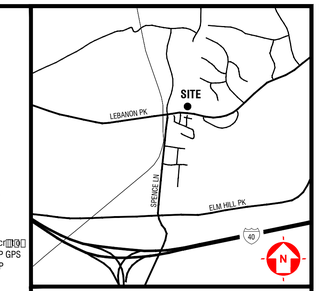
811
Know what's **below.**
Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	North(Y)	East(X)	Elev	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM NAVD88



VICINITY MAP

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DISTURBED AREA:
TOTAL DISTURBED AREA = 2.88 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015, UPDATED SEPTEMBER 05, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
G1	CATCH BASIN	2/C7.1
G2	JUNCTION MANHOLE	4/C7.1
G3	CONCRETE HEADWALL	3/C7.1
G4	CONCRETE CURB CUT	5/C7.1
G5	DRAIN THRU SIDEWALK	6/C7.1
G6	BIO RETENTION POND	7/C7.1
G7	CONCRETE FLUME	2/C7.2

NOTE:
REFER TO SHEET C5.0 FOR OVERALL GRADING AND DRAINAGE PLAN AND STORM DRAINAGE TABLES AND INFORMATION.

STORMWATER NOTES:
THE SOIL TYPE FOR THIS SITE IS STIVERSVILLE-URBAN LAND COMPLEX WHICH FALLS WITHIN THE A HYDROLOGICAL SOIL GROUP.

CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION

THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT, No. TNR242149 AS DISTURBANCE IS APPROXIMATELY 2.88± ACRES.

SIGNATURE — 01/24/18 DATE

CIRCLE ONE: DEVELOPER - PROJECT ENGINEER - OTHER: **DAVID S. ABBEY, P.E.**
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SITE GENERAL NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE GRADING PLAN

PARCEL IDS: 09400004400
09400004500, 09400020200, &
09400020300
MPC CASE NO: 2017SP-048-003

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 — **SCALE: 1" 10**

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
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NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY
REGISTERED ENGINEER
NO. 112000
ARCHITECTURE
STATE OF TENNESSEE
1/8

REVISIONS

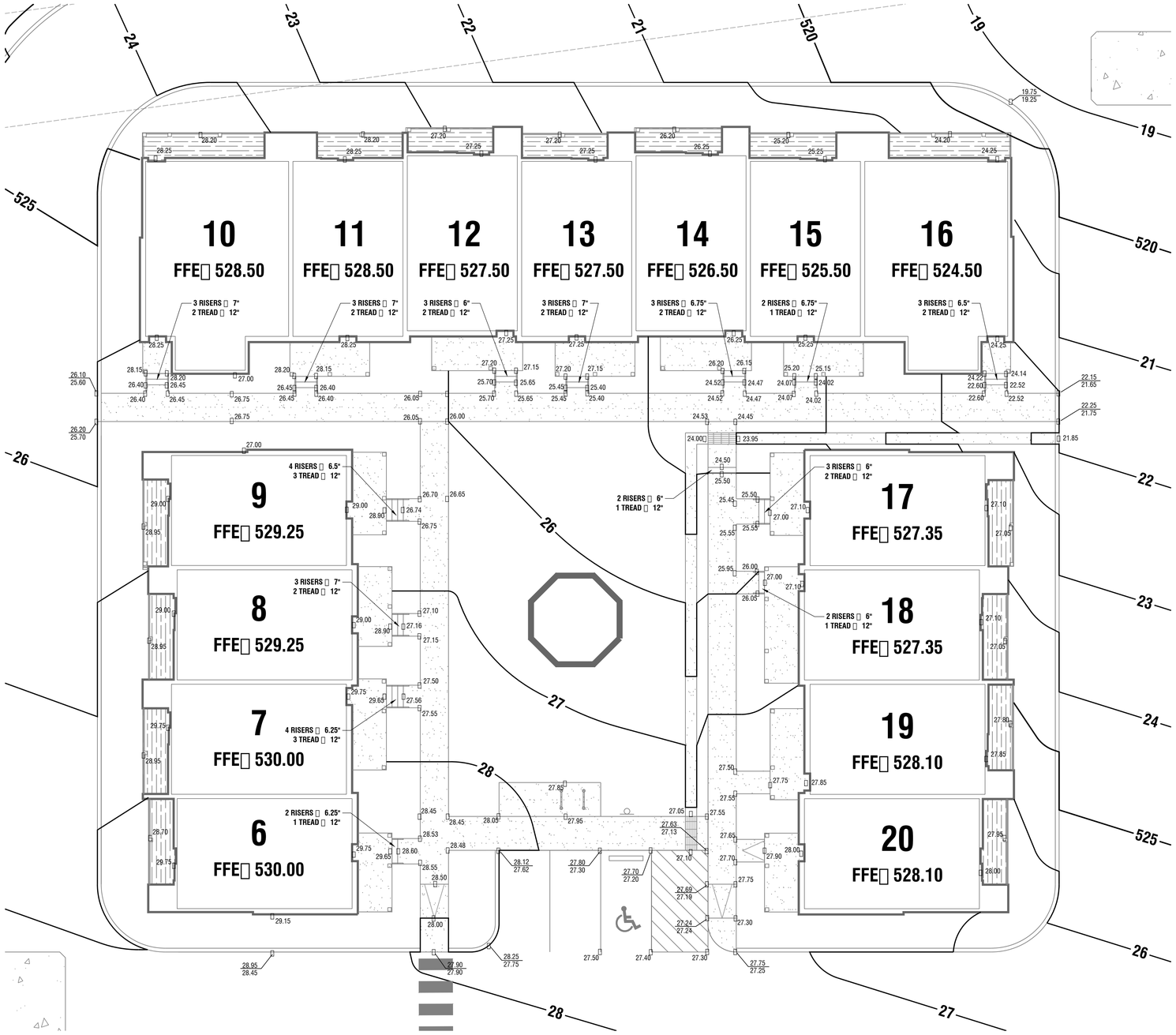
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

DETAILED GRADING PLAN

C5.1

Z:\PROJECT DATABASE\2016\16222 - Leberes - Multi-Family Project, Lebanon Pike - Nashville, TN\Plans\Engineer\16222_Lebanon Road_C5-1_GrdPl.dwg-Layout1 May 15, 2018 - 3:26pm berpenbeck



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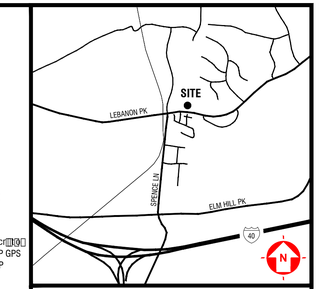

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NOTE:
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SITE LAYOUT NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE GRADING PLAN

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

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THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY REGISTERED ENGINEER AGRICULTURE NO. 109 STATE OF TENNESSEE 1/24/18

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

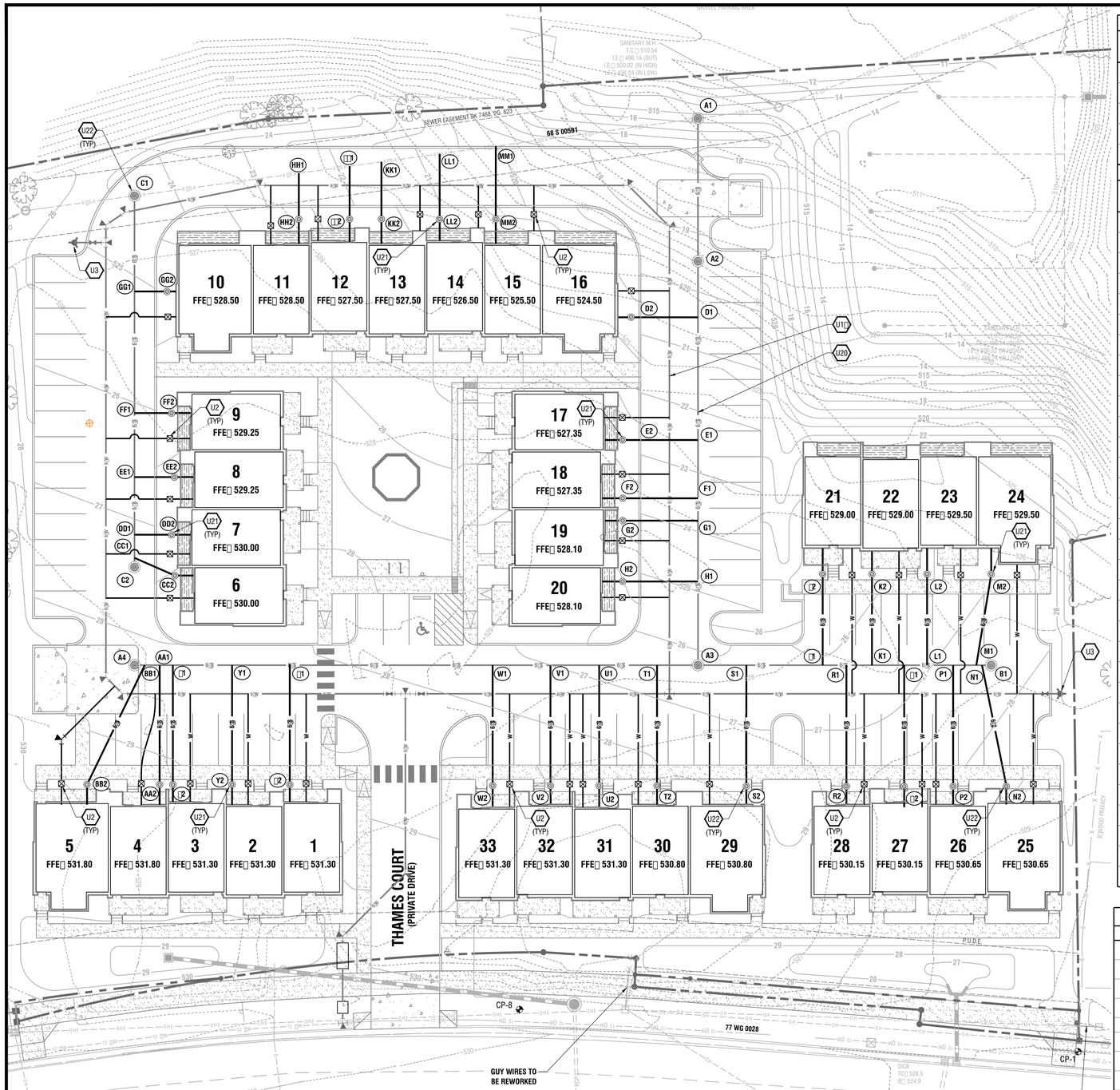
DETAILED GRADING PLAN

C5.2

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30

SCALE: 1" 10



UTILITY NOTES AND OWNERS

[illegible]

SEWER
METRO WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TN 37208
(615) 862-4505

WATER
METRO WATER AND SEWERAGE SERVICES
1600 SECOND AVENUE NORTH
NASHVILLE, TN 37208
(615) 862-4505

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2403

ELECTRIC
NES NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 747-3641

UTILITY NOTES:
NO GUY WIRES ARE TO BE LOCATED WITHIN THE PROPOSED SIDEWALKS

UTILITY NOTES:
SEE SHEET C1.0 FOR GENERAL NOTES REGARDING THE UTILITY PLAN

PUBLIC SANITARY SEWER PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE, TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
A4	A3	8" PVC	523.30	518.23	197	2.57
A3	A2	8" PVC	518.03	514.50	141	2.50
A2	A1	8" PVC	514.30	502.32	50	24.36
B1	A3	8" PVC	522.35	518.23	103	4.00
C2	C1	8" PVC	522.65	518.10	130	3.50

SANITARY SEWER PIPE (SERVICES)

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE, TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
D2	D1	6" PVC	516.96	515.00	23	8.50
E2	E1	6" PVC	519.43	516.05	26	13.00
F2	F1	6" PVC	520.48	516.58	26	15.00
G2	G1	6" PVC	520.94	516.78	26	16.00
H2	H1	6" PVC	521.98	517.30	26	18.00
[illegible]	[illegible]	6" PVC	521.91	519.99	32	6.00
K2	K1	6" PVC	522.43	520.83	32	5.00
L2	L1	6" PVC	522.91	521.47	32	4.50
M2	M1	6" PVC	523.47	522.15	33	4.00
N2	N1	6" PVC	524.91	522.18	43	6.50
P2	P1	6" PVC	524.98	521.83	42	7.50
[illegible]	[illegible]	6" PVC	524.93	521.15	42	9.00
R2	R1	6" PVC	524.93	520.31	42	11.00
S2	S1	6" PVC	523.74	518.91	42	11.50
T2	T1	6" PVC	523.43	518.60	42	11.50
U2	U1	6" PVC	523.95	519.12	42	11.50
V2	V1	6" PVC	524.41	519.58	42	11.50
W2	W1	6" PVC	524.92	520.09	42	11.50
[illegible]	[illegible]	6" PVC	524.65	521.92	42	6.50
Y2	Y1	6" PVC	525.16	522.43	42	6.50
[illegible]	[illegible]	6" PVC	525.70	522.97	42	6.50
AA2	AA1	6" PVC	525.80	523.07	42	6.50
BB2	BB1	6" PVC	525.96	523.20	46	6.00
CC2	CC1	6" PVC	523.99	522.55	16	9.00
DD2	DD1	6" PVC	523.50	522.23	13	9.75
EE2	EE1	6" PVC	523.00	521.53	14	10.50
FF2	FF1	6" PVC	522.45	520.76	13	13.00
GG2	GG1	6" PVC	521.48	519.26	12	18.50
HH2	HH1	6" PVC	520.63	513.43±	16	45.00
[illegible]	[illegible]	6" PVC	520.55	512.00±	19	45.00
KK2	KK1	6" PVC	520.06	511.06±	20	45.00
LL2	LL1	6" PVC	519.84	509.49±	23	45.00
MM2	MM1	6" PVC	519.61	507.91±	26	45.00

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
U1	3/4" WATER SERVICE	
U1	6" WATER SERVICE (PRIVATE)	
U2	3/4" WATER METER (PRIVATE SUBMETER)	
U3	FIRE HYDRANT ASSEMBLY (PRIVATE)	10/C7.1
U20	SANITARY SEWER SERVICE (PRIVATE 6" PVC)	
U21	SANITARY SEWER CLEANOUT	
U22	SANITARY MANHOLE (PRIVATE)	9/C7.1

NOTE:
CONTRACTOR TO FIELD VERIFY EXACT HORIZONTAL & VERTICAL LOCATIONS OF EXISTING INFRASTRUCTURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PROPOSED FEATURE LEGEND

SANITARY SEWER SERVICE — S
WATER SERVICE — W

0 20 40 60

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: 1" = 20'

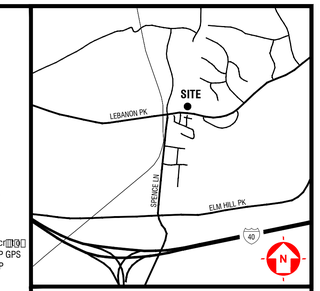
811
Know what's **below.**
Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	North (Y)	East (X)	Elev.	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



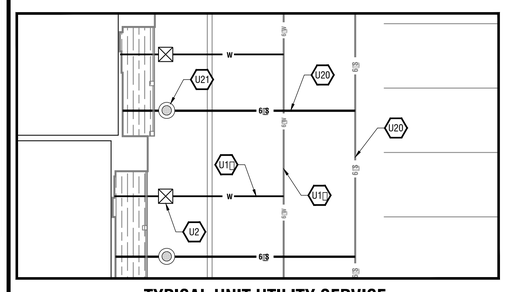
VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47037C0263H & 47037C0264H WHICH BEARS AN EFFECTIVE DATE OF APRIL 5, 2017.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.88 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC DATED DECEMBER 29, 2015, UPDATED SEPTEMBER 05, 2017. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

SAN. STRUCTURES		SAN. STRUCTURES		SAN. STRUCTURES	
STRUCTURE ID	STRUCTURE TYPE	STRUCTURE ID	STRUCTURE TYPE	STRUCTURE ID	STRUCTURE TYPE
D2	CLEANOUT	[illegible]	CLEANOUT	BB2	CLEANOUT
D1	WYE CONNECTION	[illegible]	WYE CONNECTION	BB1	WYE CONNECTION
E2	CLEANOUT	R2	CLEANOUT	CC2	CLEANOUT
E1	WYE CONNECTION	R1	WYE CONNECTION	CC1	WYE CONNECTION
F2	CLEANOUT	S2	CLEANOUT	DD2	CLEANOUT
F1	WYE CONNECTION	S1	WYE CONNECTION	DD1	WYE CONNECTION
G2	CLEANOUT	T2	CLEANOUT	EE2	CLEANOUT
G1	WYE CONNECTION	T1	WYE CONNECTION	EE1	WYE CONNECTION
H2	CLEANOUT	U2	CLEANOUT	FF2	CLEANOUT
H1	WYE CONNECTION	U1	WYE CONNECTION	FF1	WYE CONNECTION
[illegible]	CLEANOUT	V2	CLEANOUT	GG2	CLEANOUT
[illegible]	WYE CONNECTION	V1	WYE CONNECTION	GG1	WYE CONNECTION
K2	CLEANOUT	W2	CLEANOUT	HH2	CLEANOUT
K1	WYE CONNECTION	W1	WYE CONNECTION	HH1	WYE CONNECTION
L2	CLEANOUT	[illegible]	CLEANOUT	[illegible]	CLEANOUT
L1	WYE CONNECTION	[illegible]	WYE CONNECTION	[illegible]	WYE CONNECTION
M2	CLEANOUT	Y2	CLEANOUT	KK2	CLEANOUT
M1	WYE CONNECTION	Y1	WYE CONNECTION	KK1	WYE CONNECTION
N2	CLEANOUT	[illegible]	CLEANOUT	LL2	CLEANOUT
N1	WYE CONNECTION	[illegible]	WYE CONNECTION	LL1	WYE CONNECTION
P2	CLEANOUT	AA2	CLEANOUT		
P1	WYE CONNECTION	AA1	WYE CONNECTION		



TYPICAL UNIT UTILITY SERVICE

MWS PROJECT No. 17-SL-210

PARCEL IDS: 09400004400, 09400004500, 09400020200, & 09400020300
MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
DMG
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. LAGO
REGISTERED ENGINEER
AGRICULTURE
NUMBER
STATE OF TENNESSEE
05/02/18

REVISIONS

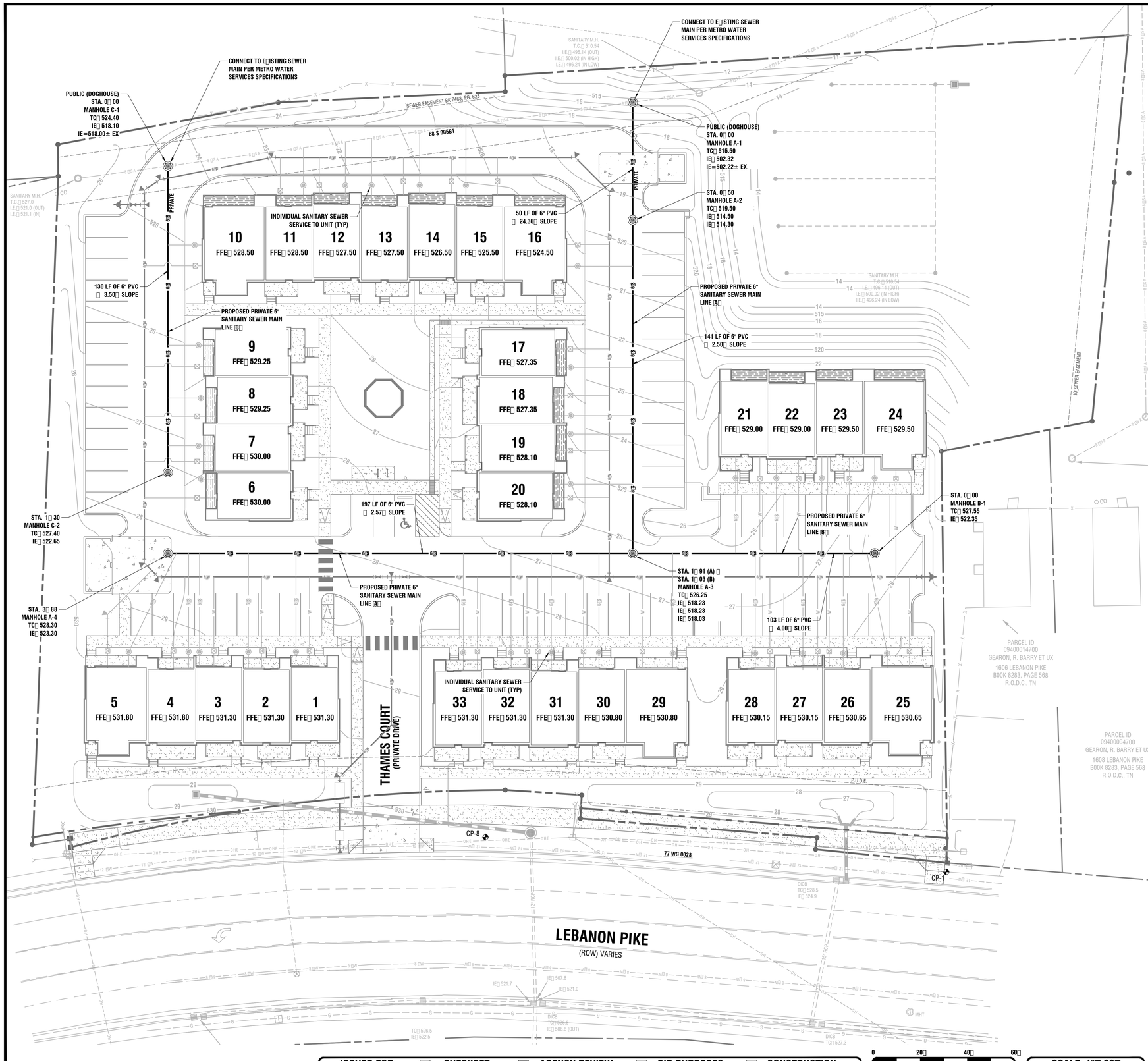
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

SITE UTILITY PLAN

C6.0

Z:\PROJECT DATABASE\2016\16222 – Leberes – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C6-0_Util.dwg–Layout1 May 02, 2018 – 10:02am berpenbeck



Know what's **below.** **Call** before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Po[illegible]	Nort[illegible]Y)	E[illegible]X)	E[illegible]	De[illegible]
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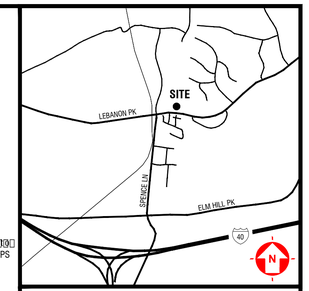
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM [illegible] NAVD88



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METRO WATER SERVICES NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.

2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTIONS.

3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE METRO WATER SERVICES INSPECTION SECTION. ALL COSTS WILL BE BORNE BY THE DEVELOPER.

5. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (DUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.

7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

8. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND DIGITAL (DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINES TO THE PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH OF THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT-OF-WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.

9. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

10. PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.

11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.

WATER [illegible] SEWER NOTE:

NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING DEVELOPMENT SERVICES TO DETERMINE ADEQUACY OF SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.

INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

SANITARY SEWER NOTE:

CONTRACTOR TO INSTALL NEW DOGHOUSE MANHOLE & SPRAY WITH SPRAYROC SYSTEM OR APPROVED EQUAL PER MWS SPECIFICATIONS

NOTE:

SEE SHEET C6.2 FOR SANITARY SEWER PROFILES

NOTE:

CONTRACTOR TO FIELD VERIFY EXACT HORIZONTAL & VERTICAL LOCATIONS OF EXISTING INFRASTRUCTURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

COUNCIL DISTRICT 15, [illegible]EFF SYRACUSE

MWS PROJECT No. 17-SL-210

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300

MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:

SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-3863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABEY REGISTERED ENGINEER PROJECT LEADER STATE OF TENNESSEE No. 112

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

PUBLIC/PRIVATE SANITARY SEWER PLAN

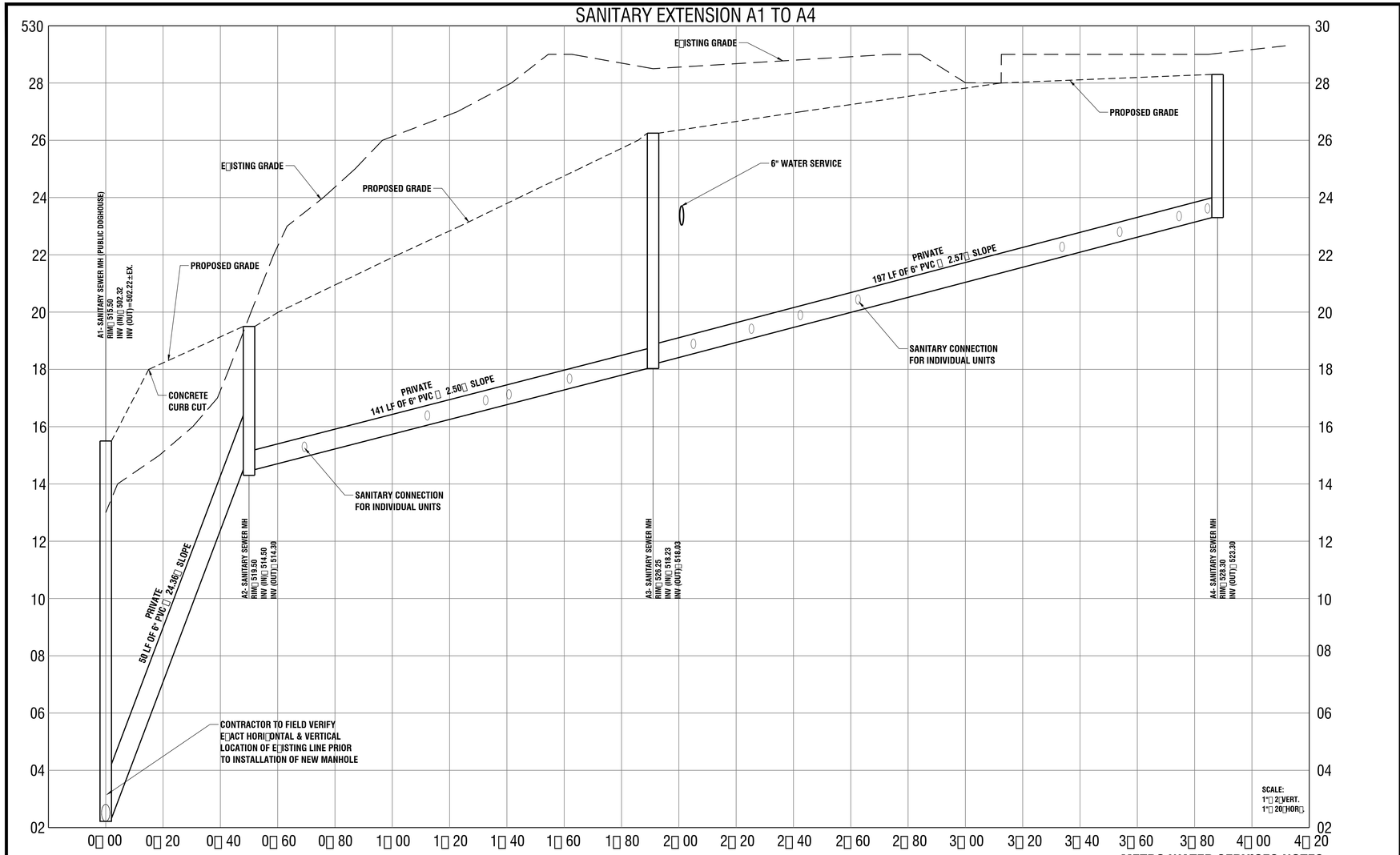
C6.1

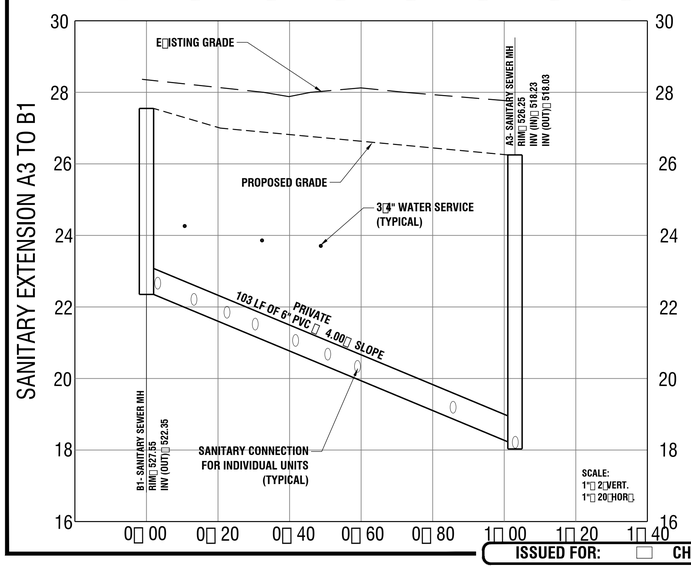
ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

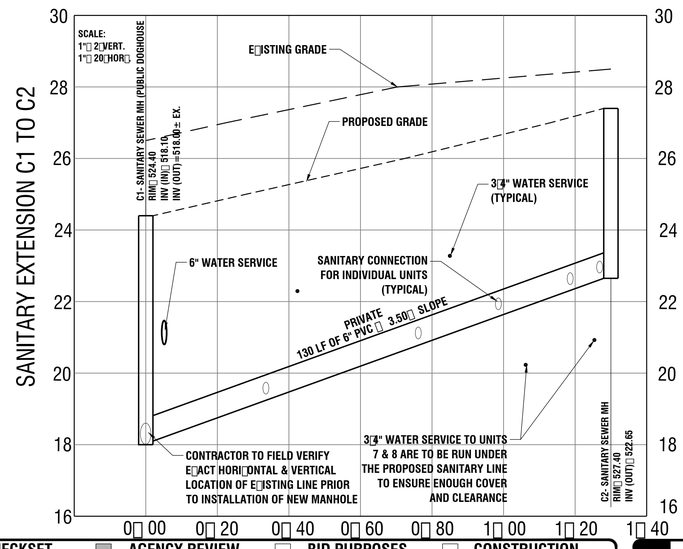
0 20[illegible] 40[illegible] 60[illegible]

SCALE: 1"= 20[illegible]

Z:\PROJECT DATABASE\2016\16222 – Leberres – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C6-1_San.dwg–Layout1 May 02, 2018 – 10:02am berpenbeck







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ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

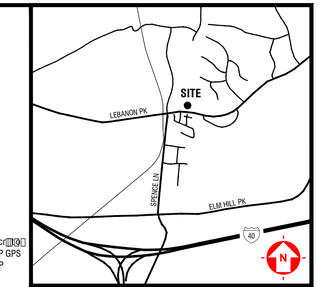
811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Point	Northing (Y)	Easting (X)	Elev.	Description
1	663459.22	1756342.76	529.03	CP GPS
8	663500.03	1756151.00	530.41	CP

VERTICAL DATUM = NAVD88



VICINITY MAP

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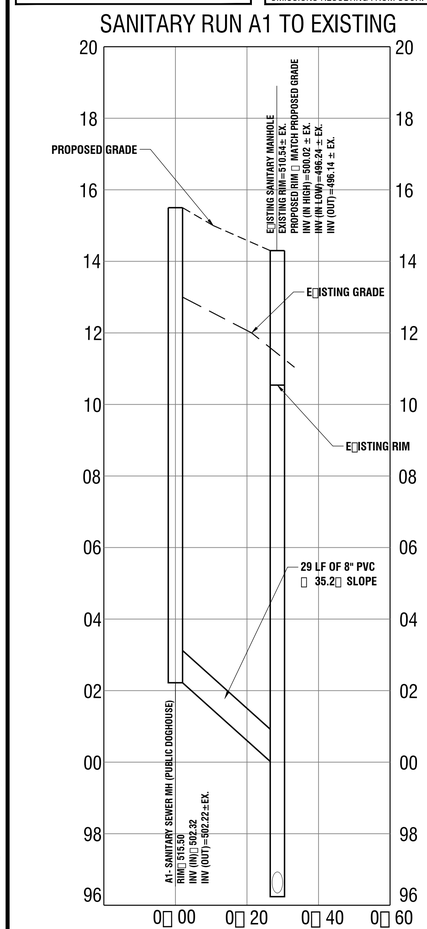

NOTE:
EXISTING SANITARY SEWER INFORMATION BASED ON SURVEY PREPARED BY WEATHERFORD AND ASSOCIATES, LLC.

SANITARY NOTE:
CONTRACTOR TO INSTALL NEW DOGHOUSE MANHOLE & SPRAY WITH SPRAYROC SYSTEM OR APPROVED EQUAL PER MWS SPECIFICATIONS

COUNCIL DISTRICT 15, JEFF SYRACUSE

MWS PROJECT No. 17-SL-210

PARCEL IDS: 09400004400 09400004500, 09400020200, & 09400020300

MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBOTT
REGISTERED ENGINEER
AGRICULTURE
NO. 110361
STATE OF TENNESSEE
05/02/18

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

PUBLIC/PRIVATE SANITARY SEWER MAIN PROFILES

C6.2

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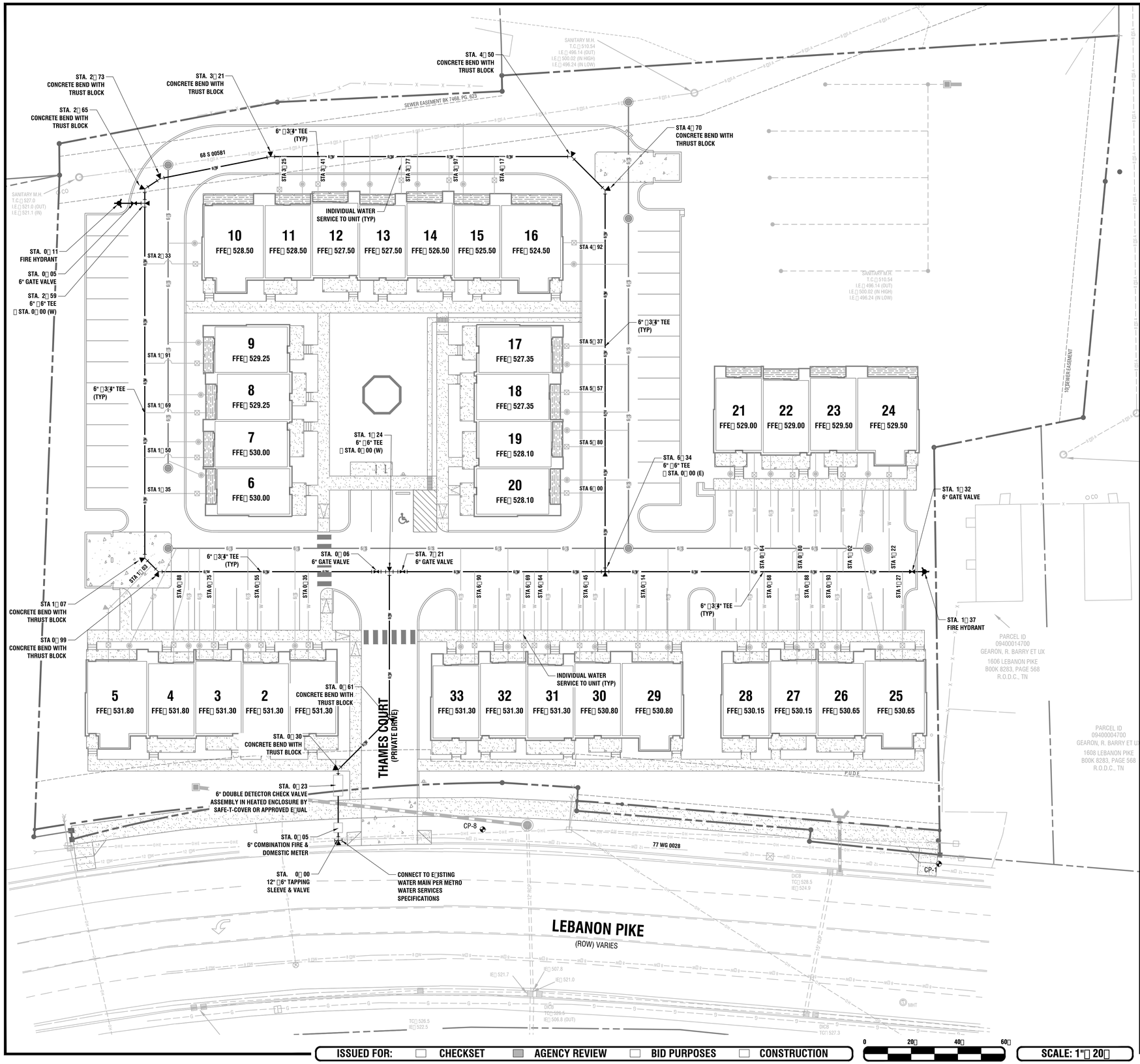

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ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 20□ 40□ 60□

SCALE: 1"□ 20□

811 Know what's **below.** **Call** before you dig.

SOURCE OF VERTICAL DATUM:

SURVEY CONTROL

Po□	Nort□□□(Y)	E□□□□(X)	E□□□	De□r□□□
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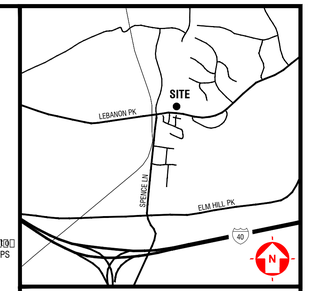

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7. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO E□CEED A MA□IMUM OF 28" BELOW FINISHED GRADE.

8. UPON COMPLETION OF CONSTRUCTION OF WATER AND□OR SEWER, THE ENGINEER SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS ON MOIST ERASABLE MYLARS IN REVERSE AND DIGITAL (□DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINES TO THE PROPERTY CORNERS AND LINES AND□OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH OF THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT-OF-WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.

9. PRESSURE REGULATING DEVICES WILL BE RE□UIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES E□CEED 100 PSI.

10. PRESSURE REGULATING DEVICES WILL BE RE□UIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES E□CEED 150 PSI.

11. ALL WATER MAINS MUST BE LOCATED WITHIN THE PAVED AREA INCLUDING ALL BLOW-OFF ASSEMBLIES.

WATER □ SEWER NOTE:

NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING DEVELOPMENT SERVICES TO DETERMINE ADE□UACY OF SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.

INDIVIDUAL WATER AND□OR SANITARY SEWER SERVICE LINES ARE RE□UIRED FOR EACH PARCEL.

WATER NOTE:

ALL INDIVIDUAL UNIT WATER METERS ARE TO BE PRIVATE SUBMETERS

NOTE:

CONTRACTOR TO FIELD VERIFY E□ACT HORI□ONTAL & VERTICAL LOCATIONS OF E□ISTING INFRASTRUCTURE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

COUNCIL DISTRICT 15,
□EFF SYRACUSE

MWS PRO□ECT No. 17-SL-210

PARCEL ID□S: 09400004400
09400004500, 09400020200, &
09400020300
MPC CASE NO: 2017SP-048-003

PLANS PREPARED FOR:

SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN

1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003

DAVID S. ABBEY
REGISTERED ENGINEER
ARCHITECTURE
STATE OF TENNESSEE
No. 102

REVISIONS

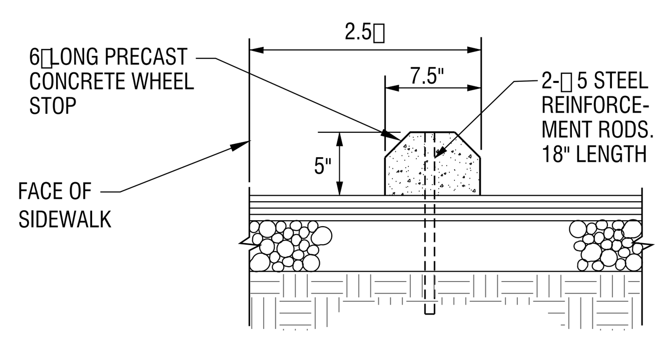
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

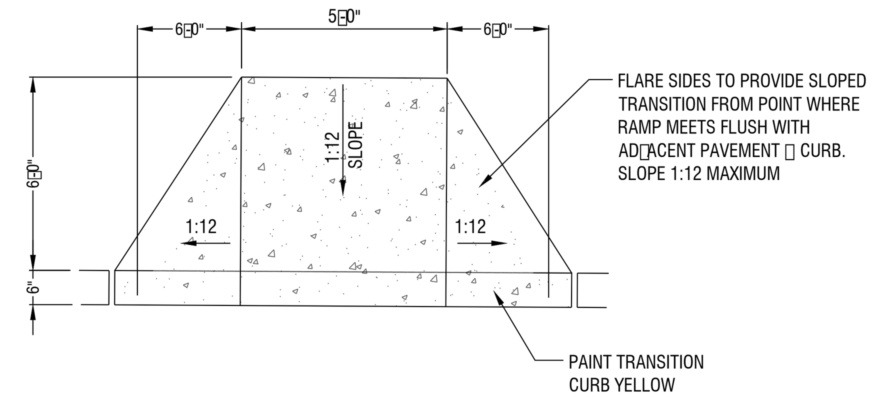
PRIVATE WATER MAIN EXTENSION PLAN

C6.3

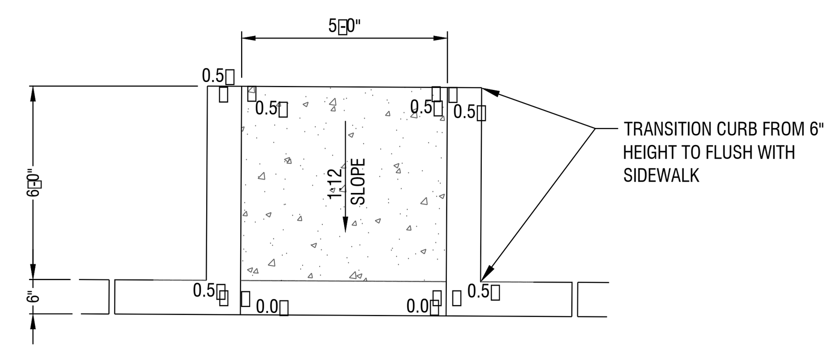
12 CONCRETE WHEELSTOP
NTS



9 ADA ACCESIBLE RAMP
NTS



TYPE I



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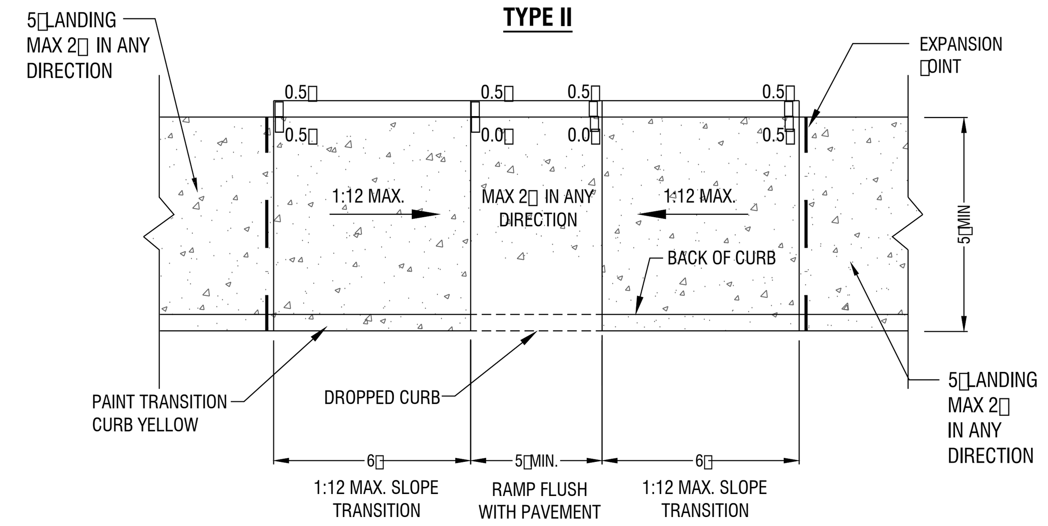
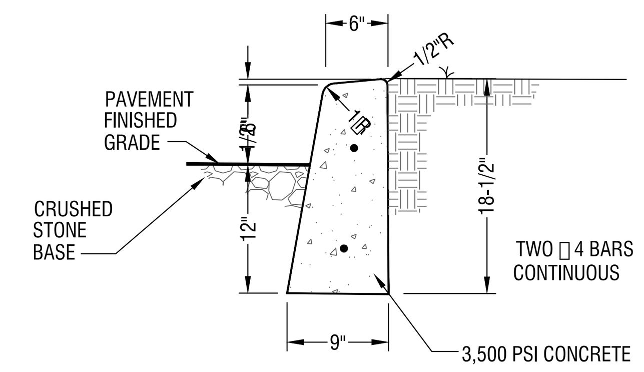


TYPE III

5 CONCRETE POST CURB
NTS

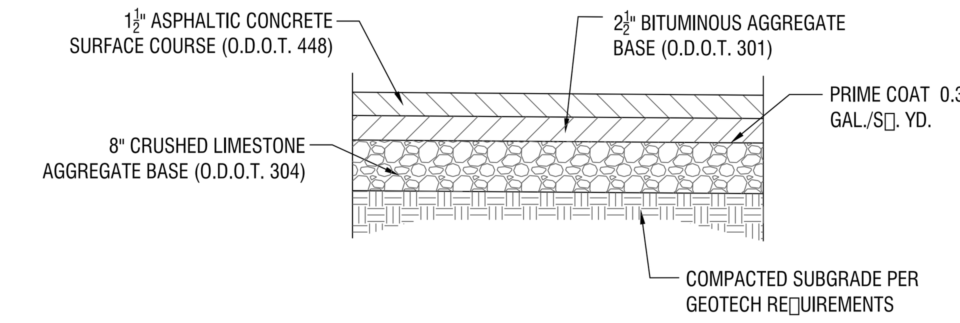


ASPHALT PAVEMENT NOTE:

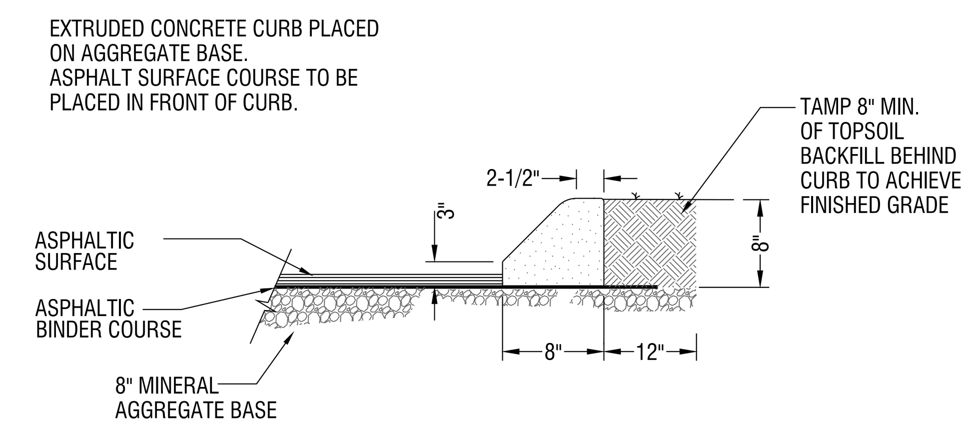
THE CONTRACTOR TO INCLUDE ADD-ALTERNATE PRICE FOR THE FOLLOWING: THE PAVEMENT SECTIONS SHOWN HEREON REFLECT A DESIGN FOR FULL DEPTH PAVEMENT AS DESCRIBED BY THE OWNER. THE PAVING CONTRACTOR IS REQUIRED TO FURNISH THE OWNER WITH A 2-YEAR WARRANTY ON THESE SECTIONS OR SHALL PROVIDE AN ALTERNATE PAVEMENT DESIGN THAT INCLUDES A 2-YEAR WARRANTY. ANY VARIATIONS FROM THE PAVING SECTIONS SHOWN REQUIRE APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.

1. AT THE TIME OF INSTALLATION, EACH AND EVERY PULL SHALL BE SUFFICIENTLY OVERLAPPED WITH THE ADJACENT PULL SUCH AS TO ELIMINATE ANY AND ALL DEPRESSIONS BETWEEN PULLS.

2. THE OWNER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR AND IT'S TESTING COMPANY TO PROVIDE AS MANY ASPHALT CORE SAMPLES AS THE OWNER DEEMS NECESSARY AND SUFFICIENT IN THE LOCATIONS SELECTED BY THE OWNER SO AS TO BE SATISFIED THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH CORE SAMPLES AS DIRECTED BY THE OWNER AND THE SUBSEQUENT REPAIR WORK WILL BE CONSIDERED AN EXTRA.

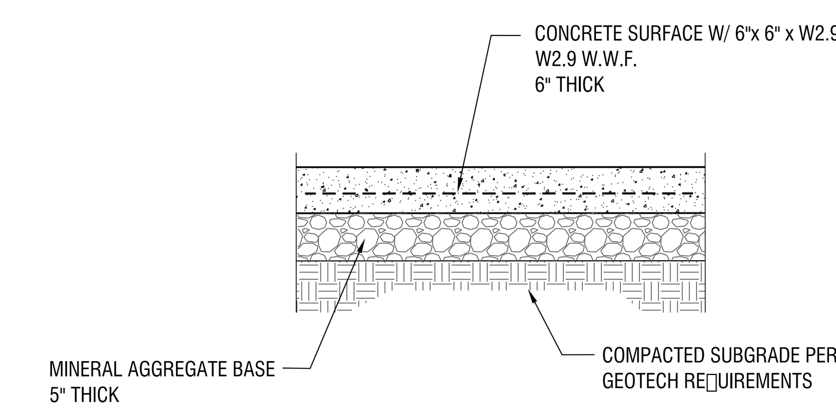


1 ASPHALT PAVEMENT SECTION
NTS

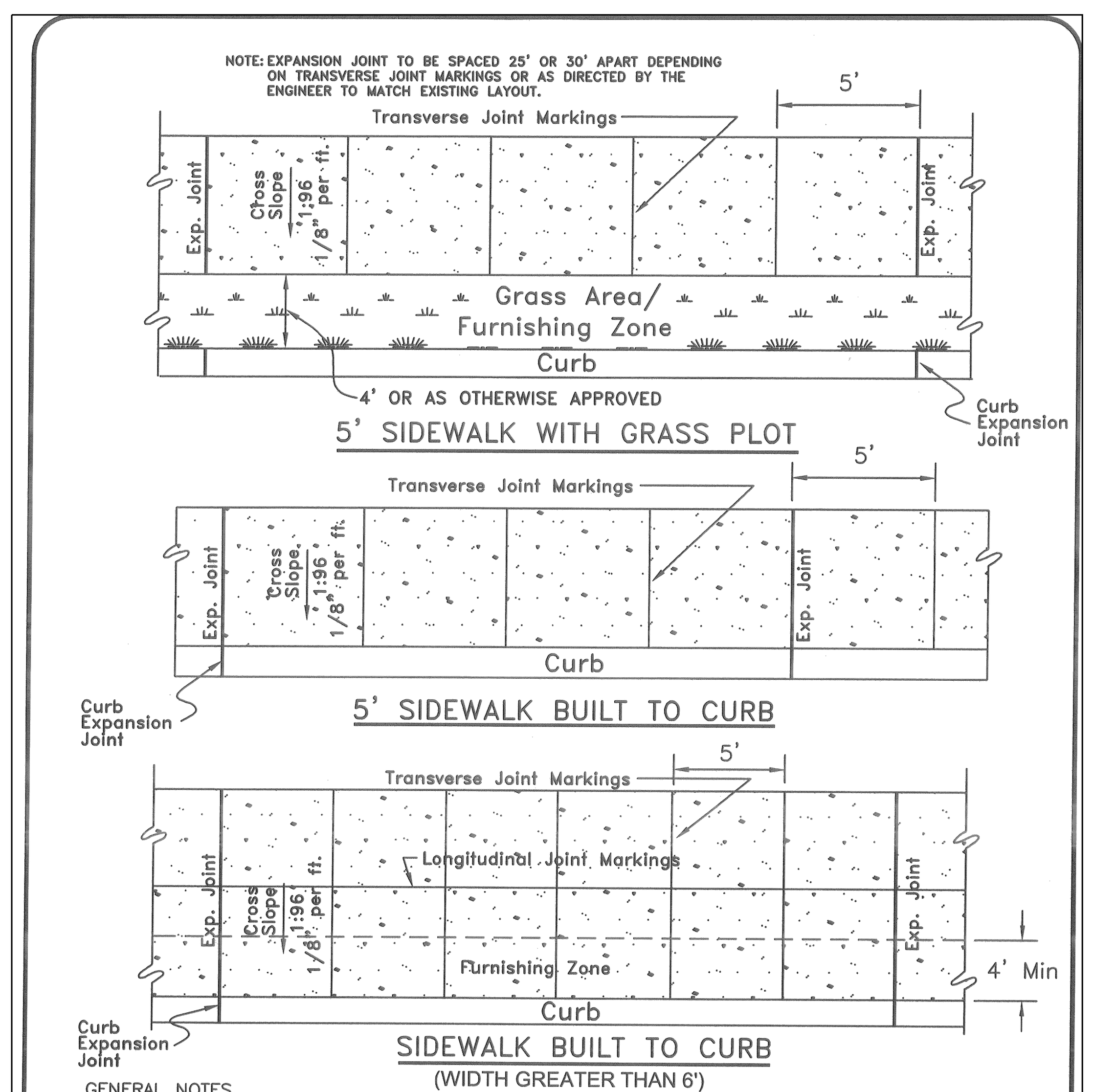


6 CONCRETE EXTRUDED CURB
NTS

NOTE:
USE 4,000 PSI CONCRETE, USE GRADE 60 STEEL,
PROVIDE CONTROL JOINTS @ 10' CENTERS, PROVIDE EXPANSION JOINTS WHERE PAVEMENT ABUTS RIGID MATERIAL



2 CONCRETE PAVEMENT SECTION
NTS



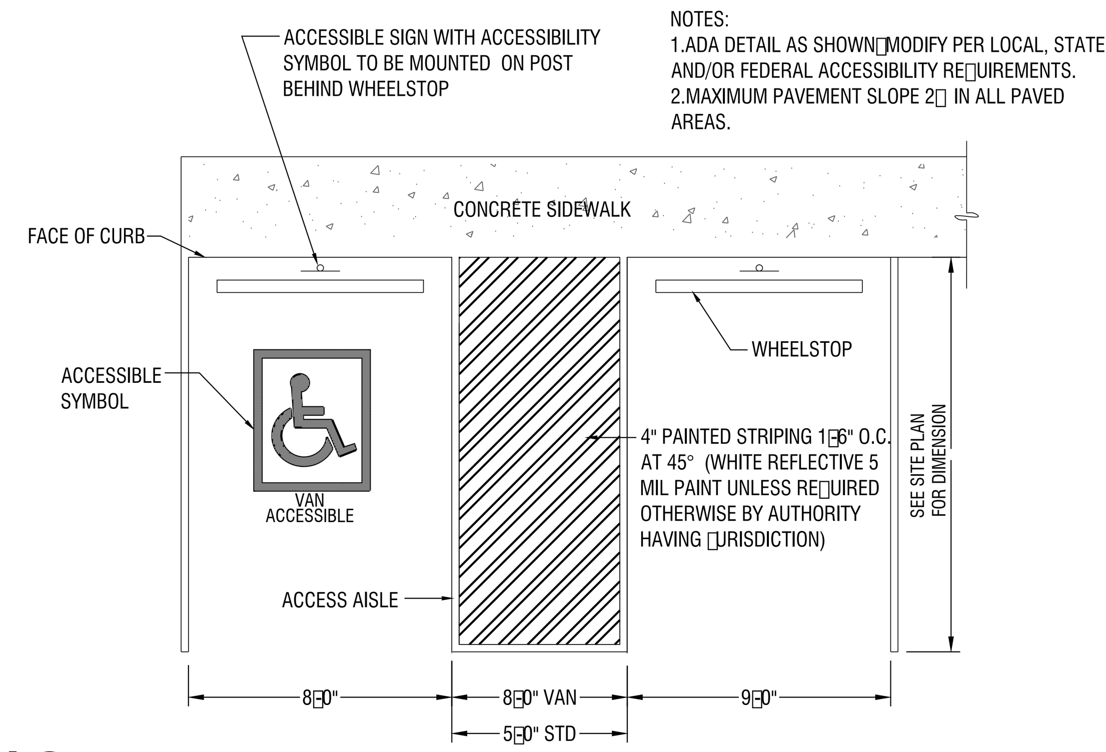
GENERAL NOTES
1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

NTS

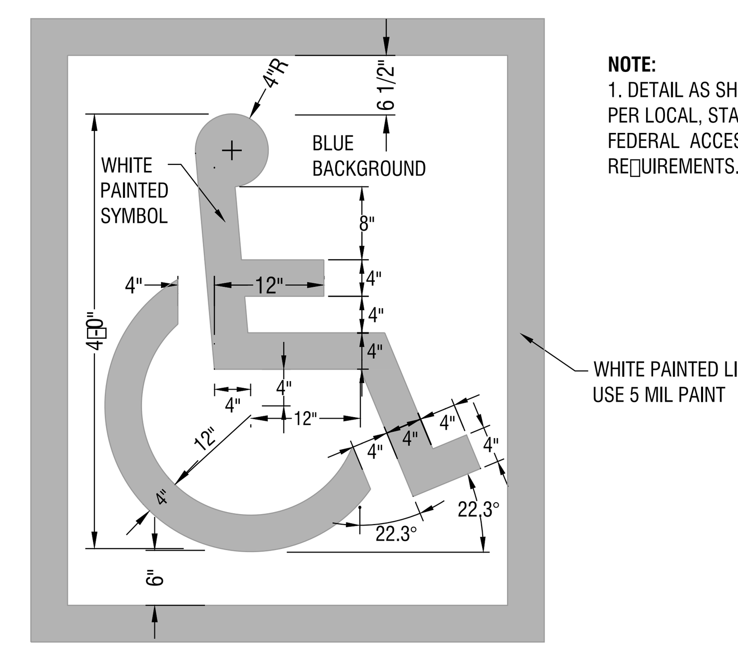
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: [signature] DATE: 7/15/04		REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04

13 METRO CONCRETE SIDEWALK
NTS

NOTES:
1. ADA DETAIL AS SHOWN, MODIFY PER LOCAL, STATE AND/OR FEDERAL ACCESSIBILITY REQUIREMENTS.
2. MAXIMUM PAVEMENT SLOPE 2% IN ALL PAVED AREAS.



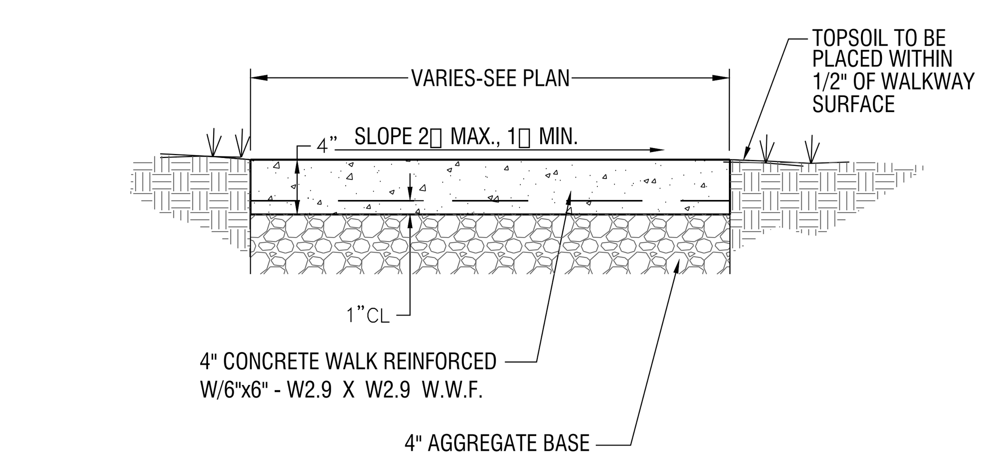
10 TYPICAL ACCESSIBLE PARKING PLAN
NTS



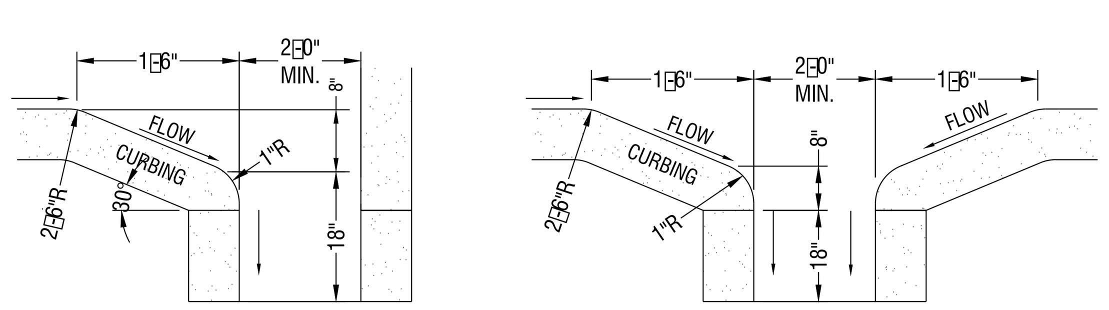
NOTE:
1. DETAIL AS SHOWN OR PER LOCAL, STATE, & FEDERAL ACCESSIBILITY REQUIREMENTS.

7 ADA ACCESSIBLE SYMBOL
NTS

NOTE:
USE 3,500 PSI CONCRETE, USE GRADE 60 STEEL,
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 25' CENTERS
AND WHERE SIDEWALKS ABUT RIGID MATERIAL



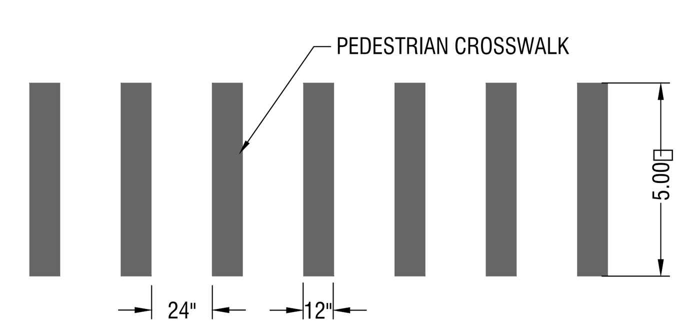
3 CONCRETE SIDEWALK
NTS



CORNER SITUATION

STANDARD SITUATION

14 CURB CUT
NTS



NOTE:

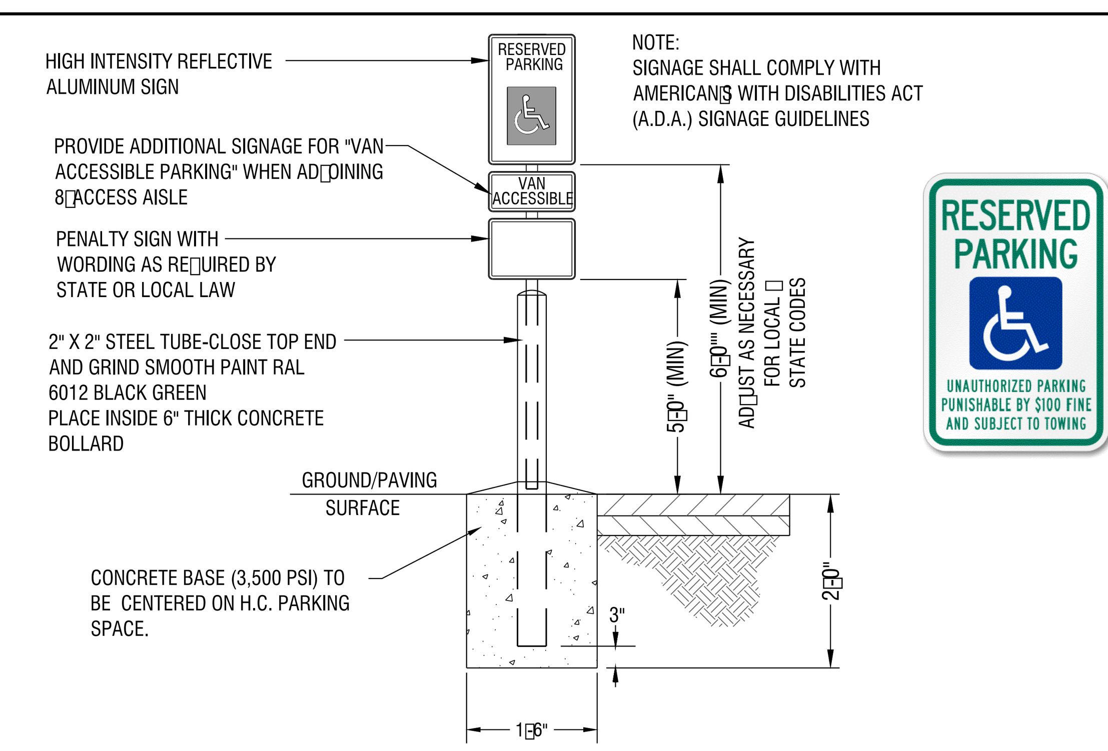
1. PEDESTRAIN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10

2. PEDESTRAIN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON CONCRETE (TYPICAL).

3. PAINT 12" WIDE STRIPES (5 MIL PAINT) AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

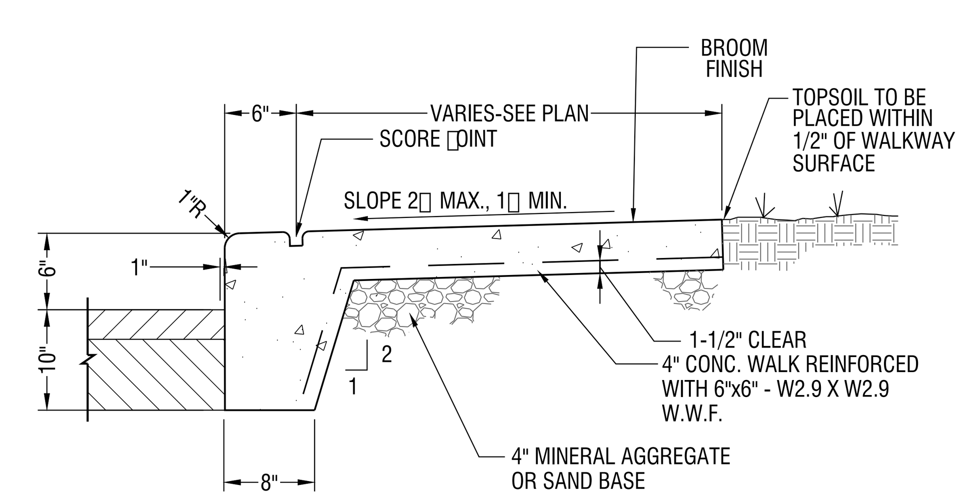
11 PEDESTRIAN CROSSWALK
NTS

NOTE:
SIGNAGE SHALL COMPLY WITH AMERICAN'S WITH DISABILITIES ACT (A.D.A.) SIGNAGE GUIDELINES



8 ADA ACCESSIBLE SIGN
NTS

NOTE:
USE 3,500 PSI CONCRETE,
USE GRADE 60 STEEL, PROVIDE CONTROL JOINTS @ 5' CENTERS,
PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL



4 SIDEWALK WITH TURN DOWN CURB
NTS

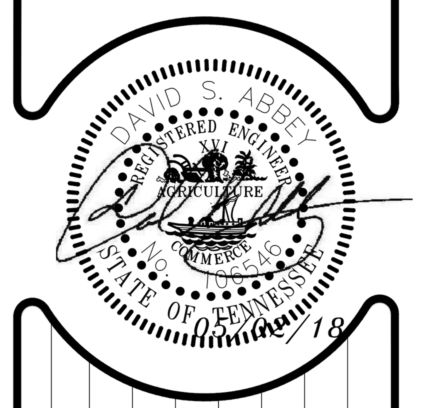
ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT
FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003



REVISIONS

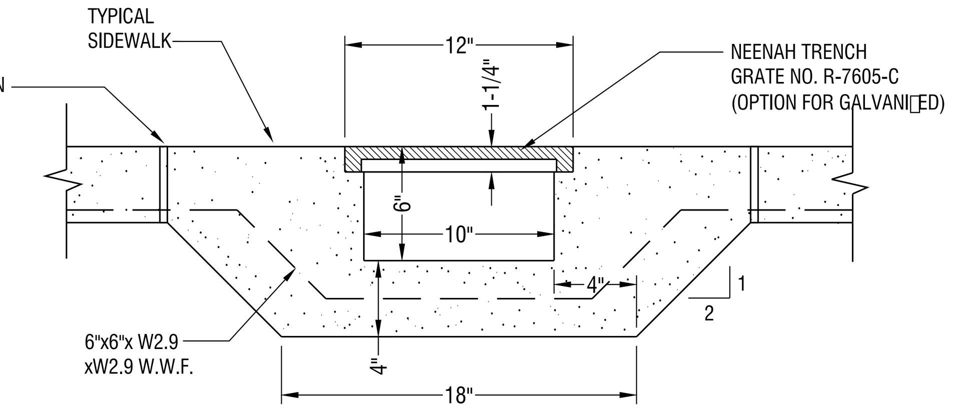
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

SITE DEVELOPMENT DETAILS

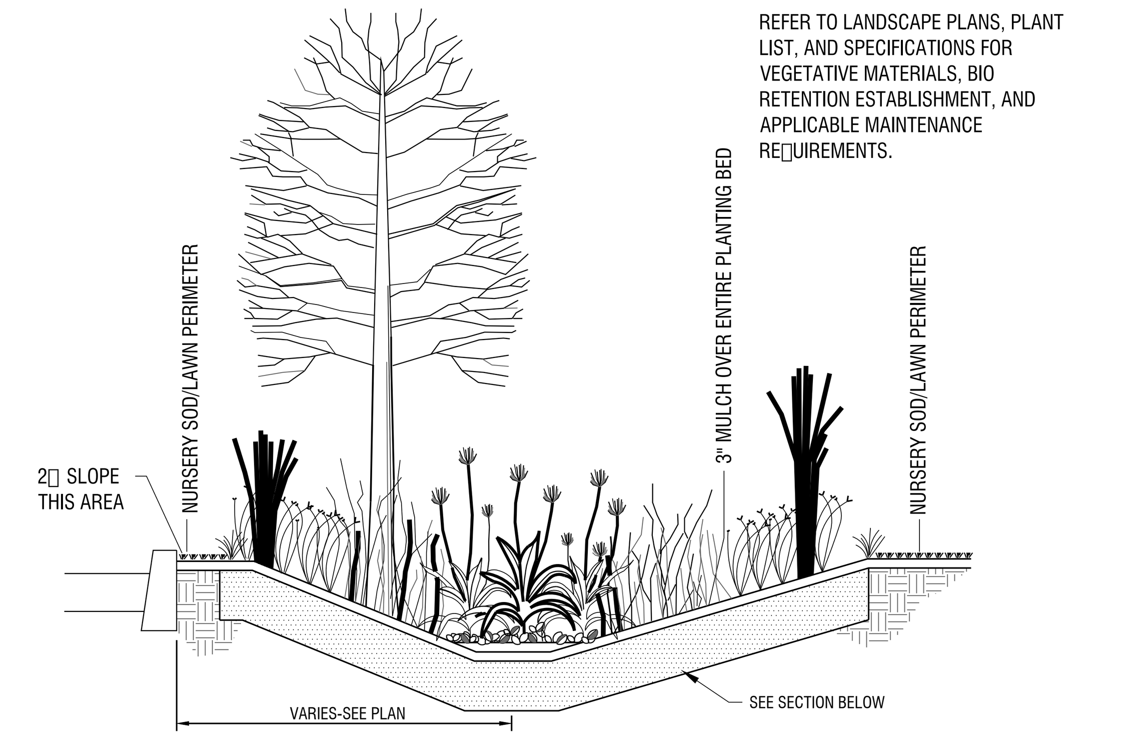
C7.0

Z:\PROJECT DATABASE\2016\16222 – Leberres – Multi-Family Project, Lebanon Pike – Nashville, TN\Plans\Engineer\16222_Lebanon Road_C7-0_Dtl.dwg-C7.0 May 15, 2018 – 3:30pm berpenbeck



8 DRAIN THROUGH SIDEWALK

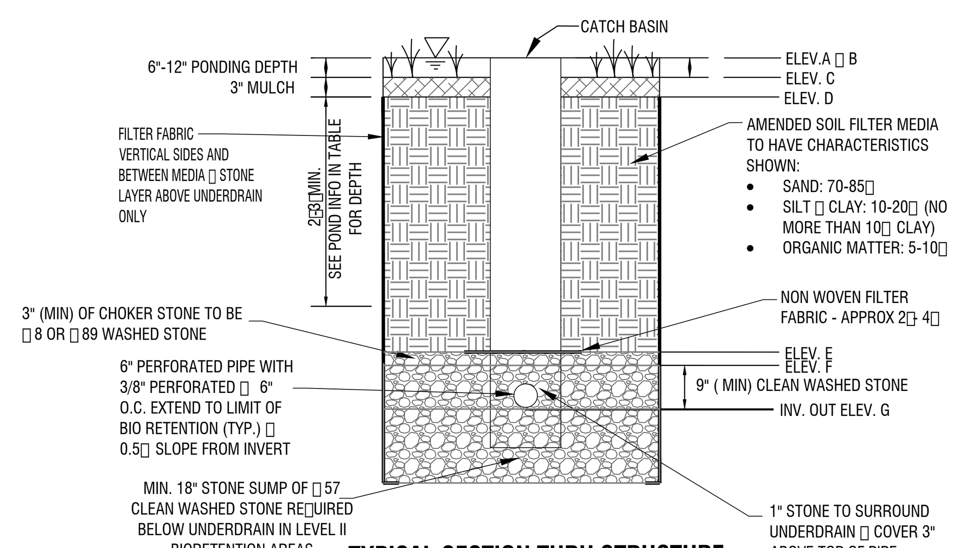
NTS



TYPICAL SECTION

ENGINEERED DRAINAGE FABRIC SHALL BE MIRAFI 140N, OR TYPAR 3402 OR APPROVED E□UIVALENT THAT HAS A PERMEABILITY OF □ 110 GAL/MIN/SF

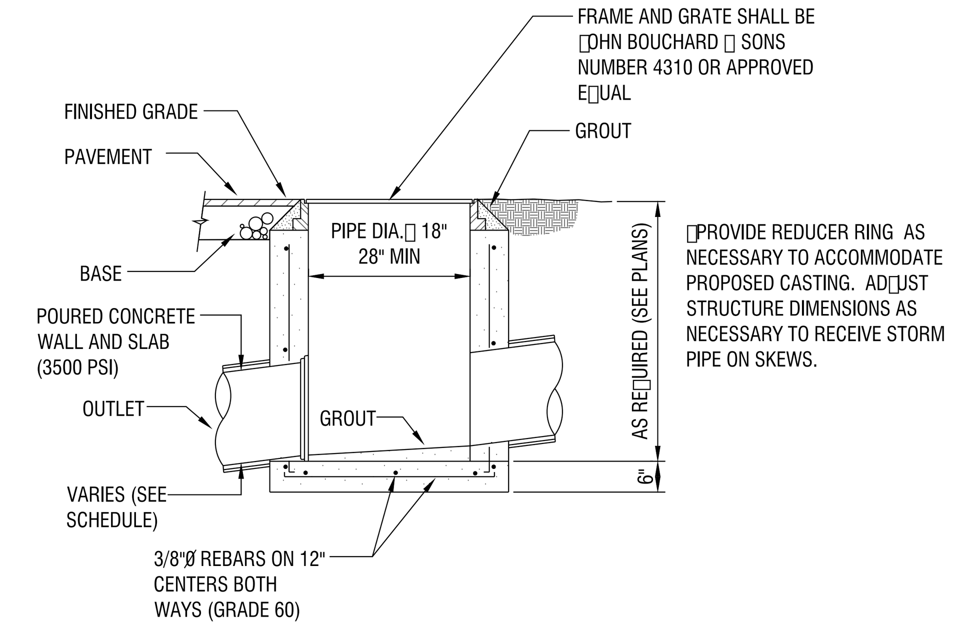
BIO RETENTION AREA	A (FT)	B (FT)	C (FT)	D (FT)	E (FT)	F (FT)	G (FT)	FOREBAY (S□ FT)	SURFACE AREA (S□ FT)
BIO-1	514.00	514.00	513.00	512.75	506.75	506.50	505.75 TO 504.75	1515	7895



TYPICAL SECTION THRU STRUCTURE

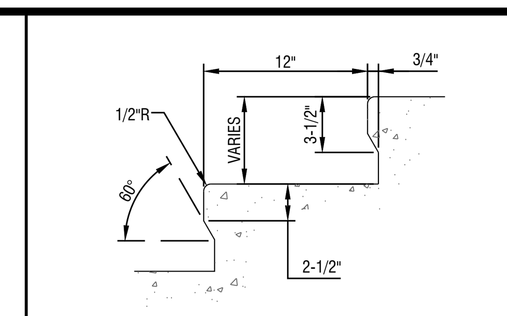
6 BIO-RETENTION AREA

NTS



3 CATCH BASIN

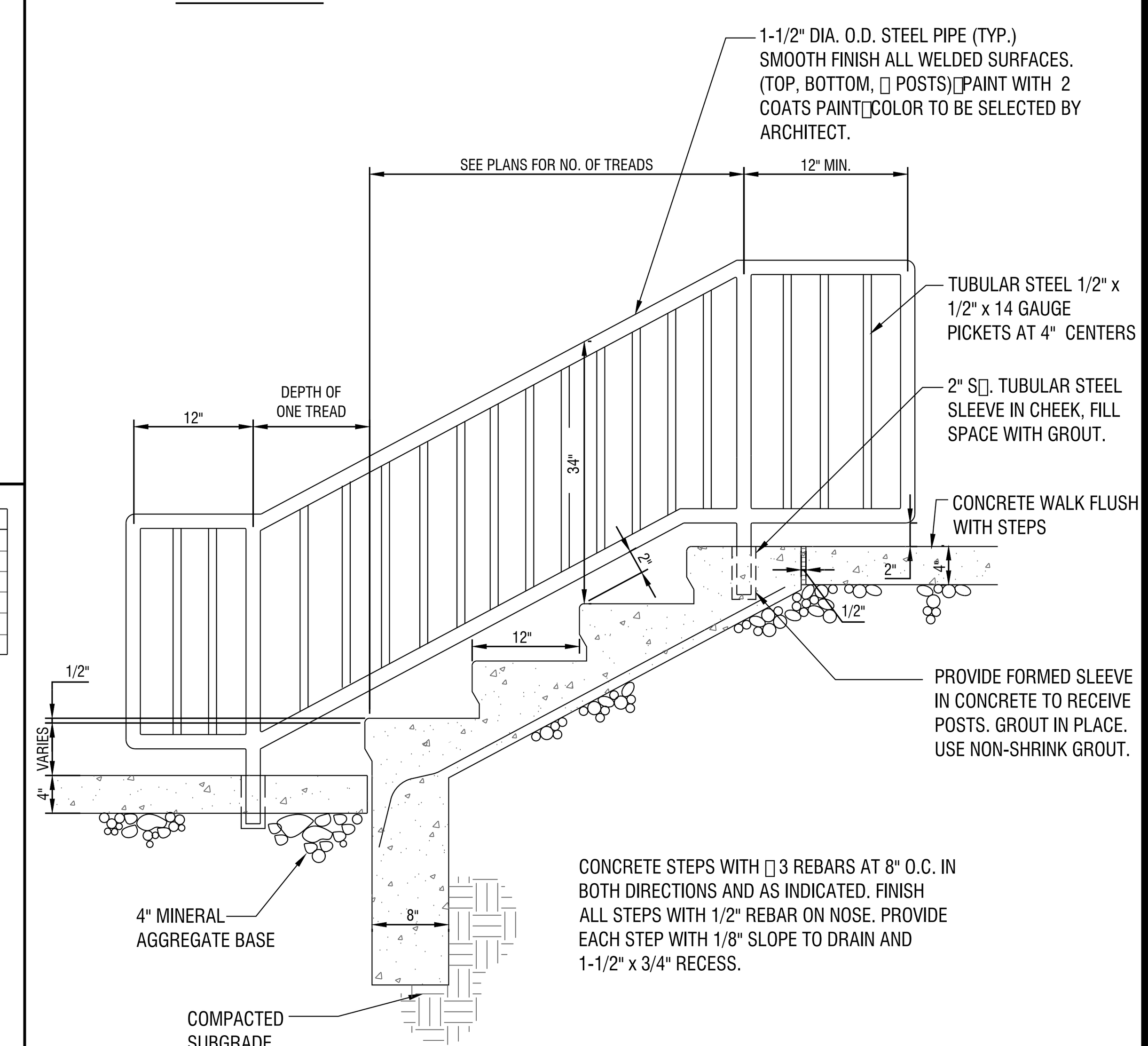
NTS



STEP DETAIL

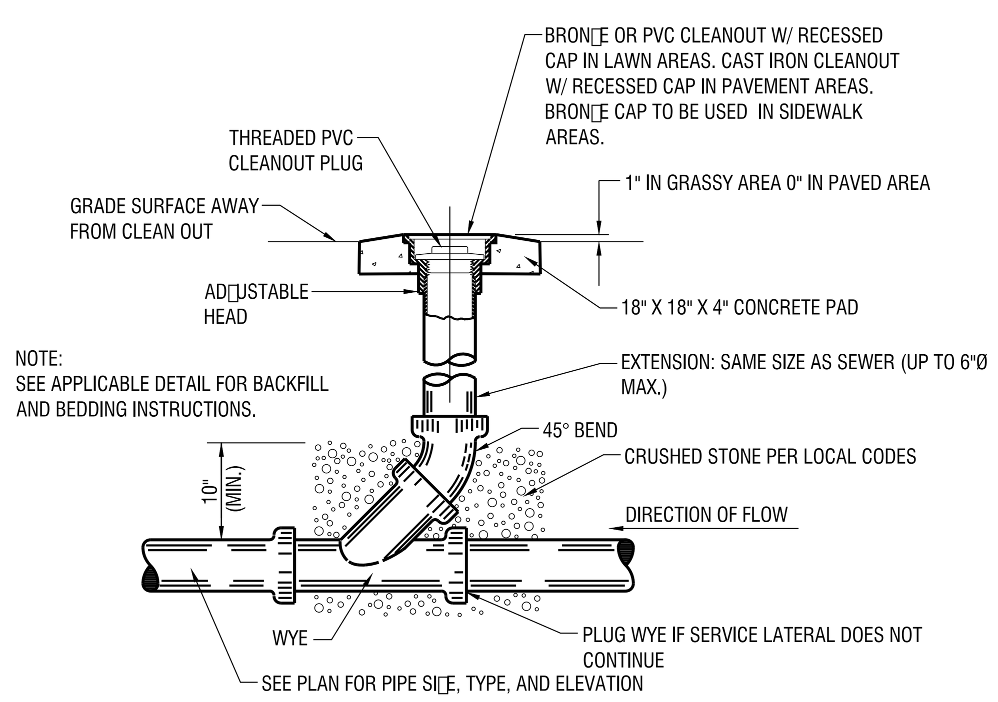
NOTE:
THE HEIGHT OF THE STEPS VARIES ACROSS THE SITE. SEE SHEET C4.1 FOR DETAILS.

NOTE:
HANDRAIL UNIT RE□UIRED IF UNDER THREE RISERS.



1 CONCRETE STEPS WITH HANDRAIL

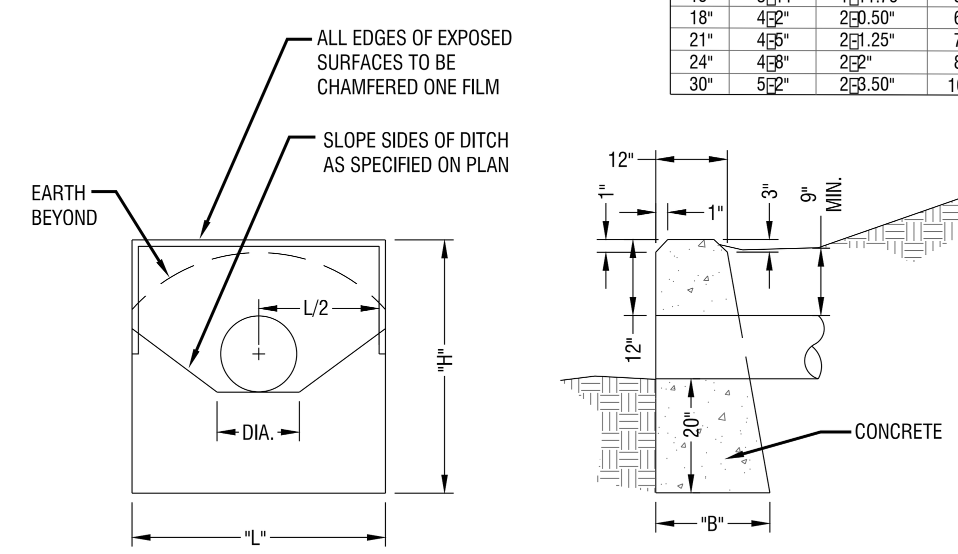
NTS



9 CLEANOUT

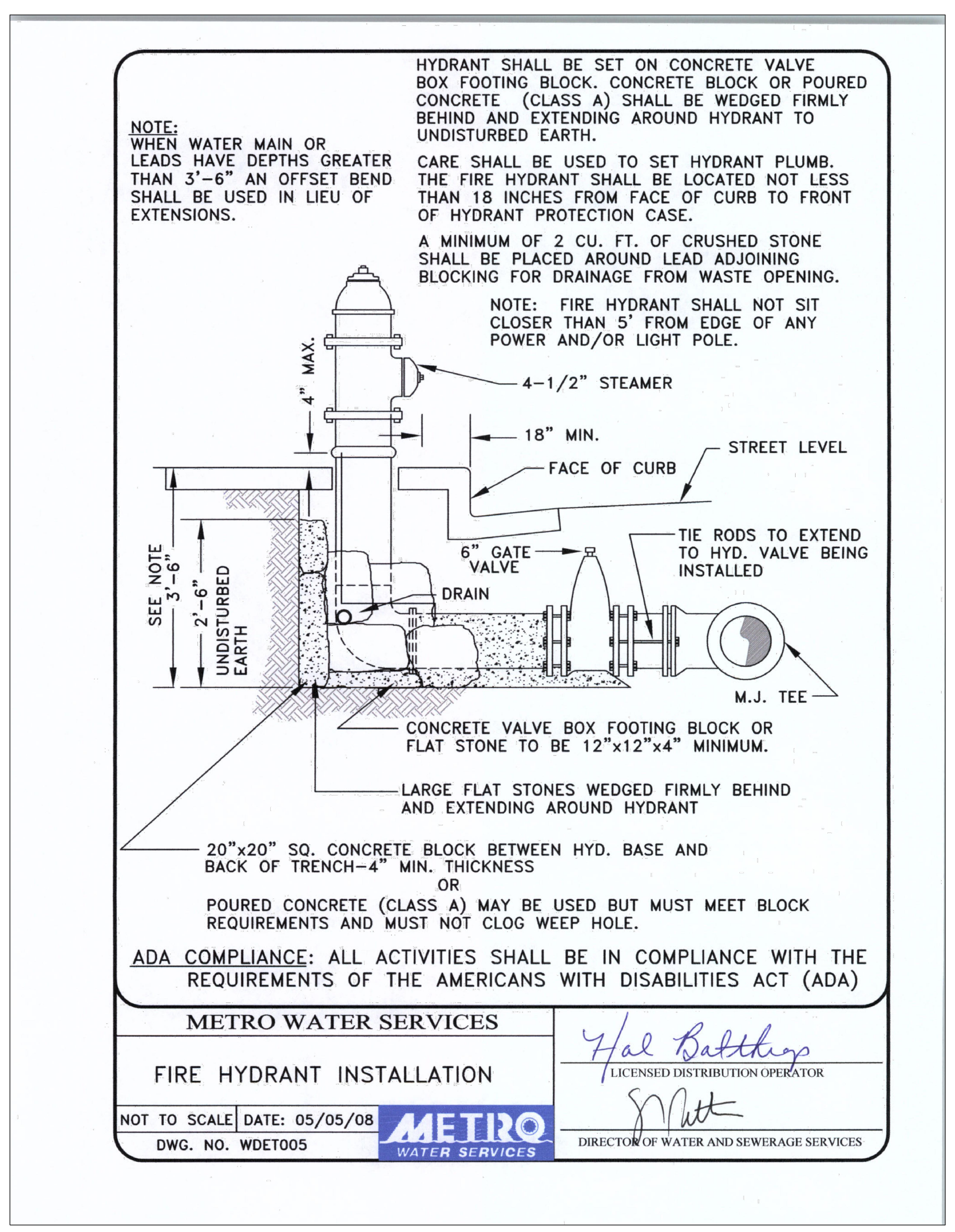
NTS

DIA.	"H"	"B"	"L"
12"	3□8"	1□11"	4□0"
15"	3□11"	1□11.75"	5□0"
18"	4□2"	2□0.50"	6□0"
21"	4□5"	2□1.25"	7□0"
24"	4□8"	2□2"	8□0"
30"	5□2"	2□3.50"	10□0"



4 CONCRETE HEADWALL

NTS



NOTE:
WHEN WATER MAIN OR LEADS HAVE DEPTHS GREATER THAN 3'-6" AN OFFSET BEND SHALL BE USED IN LIEU OF EXTENSIONS.

HYDRANT SHALL BE SET ON CONCRETE VALVE BOX FOOTING BLOCK. CONCRETE BLOCK OR POURED CONCRETE (CLASS A) SHALL BE WEDGED FIRMLY BEHIND AND EXTENDING AROUND HYDRANT TO UNDISTURBED EARTH.

CARE SHALL BE USED TO SET HYDRANT PLUMB. THE FIRE HYDRANT SHALL BE LOCATED NOT LESS THAN 18 INCHES FROM FACE OF CURB TO FRONT OF HYDRANT PROTECTION CASE.

A MINIMUM OF 2 CU. FT. OF CRUSHED STONE SHALL BE PLACED AROUND LEAD ADJOINING BLOCKING FOR DRAINAGE FROM WASTE OPENING.

NOTE: FIRE HYDRANT SHALL NOT SIT CLOSER THAN 5' FROM EDGE OF ANY POWER AND/OR LIGHT POLE.

4" MAX.
4-1/2" STEAMER
18" MIN.
FACE OF CURB
STREET LEVEL
SEE NOTE 3'-6"
2'-6"
UNDISTURBED EARTH
6" GATE VALVE
DRAIN
TIE RODS TO EXTEND TO HYD. VALVE BEING INSTALLED
M.J. TEE
CONCRETE VALVE BOX FOOTING BLOCK OR FLAT STONE TO BE 12"x12"x4" MINIMUM.
LARGE FLAT STONES WEDGED FIRMLY BEHIND AND EXTENDING AROUND HYDRANT
20"x20" SQ. CONCRETE BLOCK BETWEEN HYD. BASE AND BACK OF TRENCH-4" MIN. THICKNESS
OR
POURED CONCRETE (CLASS A) MAY BE USED BUT MUST MEET BLOCK REQUIREMENTS AND MUST NOT CLOG WEEP HOLE.

ADA COMPLIANCE: ALL ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA)

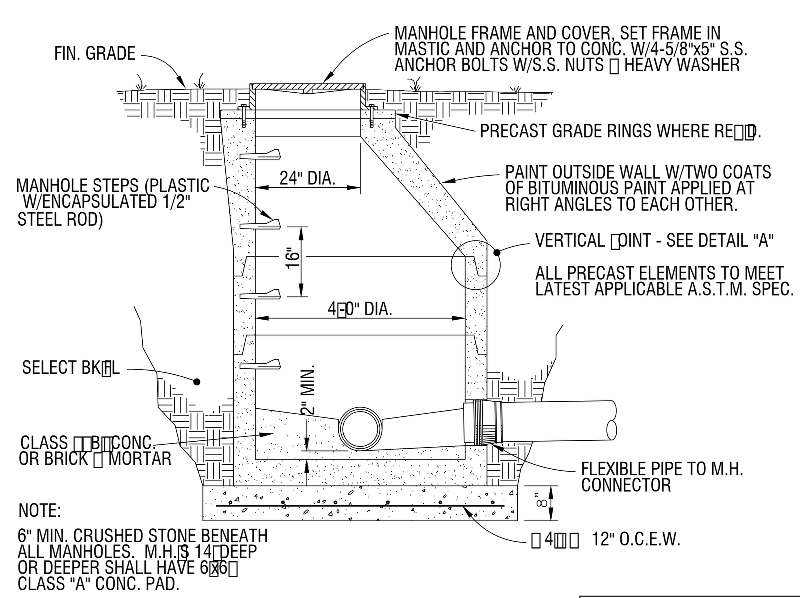
METRO WATER SERVICES
FIRE HYDRANT INSTALLATION
NOT TO SCALE | DATE: 05/05/08
DWG. NO. WDET005
METRO WATER SERVICES
Hal Balthrop
LICENSED DISTRIBUTION OPERATOR
DIRECTOR OF WATER AND SEWERAGE SERVICES

10 FIRE HYDRANT ASSEMBLY

NTS

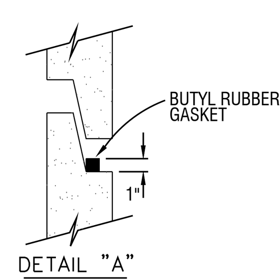
GENERAL NOTES:

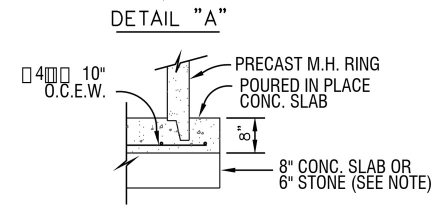
1. FALL THROUGH MANHOLES SHALL BE AS PROVIDED BY THE GRADE OF THE SEWER IN STRAIGHT-THROUGH MANHOLES OR ANGLE MANHOLES UNDER 45 DEGREES WHERE THE GRADE IS 1.00□ OR MORE. FOR STRAIGHT-THROUGH OR ANGLE MANHOLES OVER 45 DEGREES WHERE GRADE OF SEWER IS LESS THAN 1.00□ OR FOR □UNCTION MANHOLES A MINIMUM FALL OF 0.10 SHALL BE PROVIDED THROUGH THE MANHOLES.
2. PIPE CONNECTIONS INTO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR CAST INTO MANHOLE SECTION AT THE TIME OF MANUFACTURE.
3. INVERTS FOR MANHOLES SHALL BE FIELD FORMED OF MASS CONCRETE USING PREFABRICATED FORMS.
4. ALL FLOORS OF MANHOLES MUST HAVE SMOOTH FLOAT AND BRUSH FINISH.
5. WHENEVER POSSIBLE THE ECCENTRIC CONE SHALL BE PLACED PERPENDICULAR TO THE LINE OF THE SEWER TO MINIMI□E FUTURE MEASUREMENT ERRORS ALONG THE SEWER LINE.
6. ALL VISIBLE LEAKS IN MANHOLES OBSERVED DURING CONSTRUCTION OR INSPECTION SHALL BE CORRECTED EVEN THOUGH INFILTRATION RE□UIREMENTS HAVE ALREADY BEEN MET.
7. UNLESS OTHERWISE INDICATED OR SPECIFIED, UNREINFORCED CONCRETE FOR CRADLES AND ENCASEMENT SHALL BE CLASS "C" (2000 P.S.I.). MANHOLE INVERTS AND REINFORCED BASE AND TOP SLABS SHALL BE CLASS "BB" (3000 P.S.I.) CONCRETE.



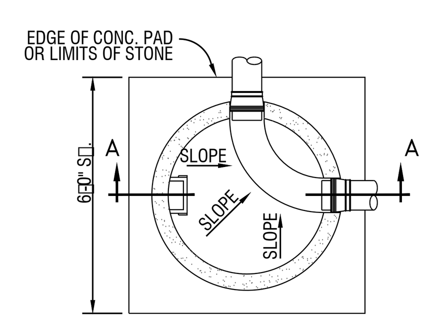
SECTION A - A

NOTE:
THIS TYPE OF STRUCTURE CAN BE USED FOR STORM DRAINAGE PURPOSES AS WELL. AD□UST CASTING TO BE □BS 2220 OR APPROVED E□UAL.





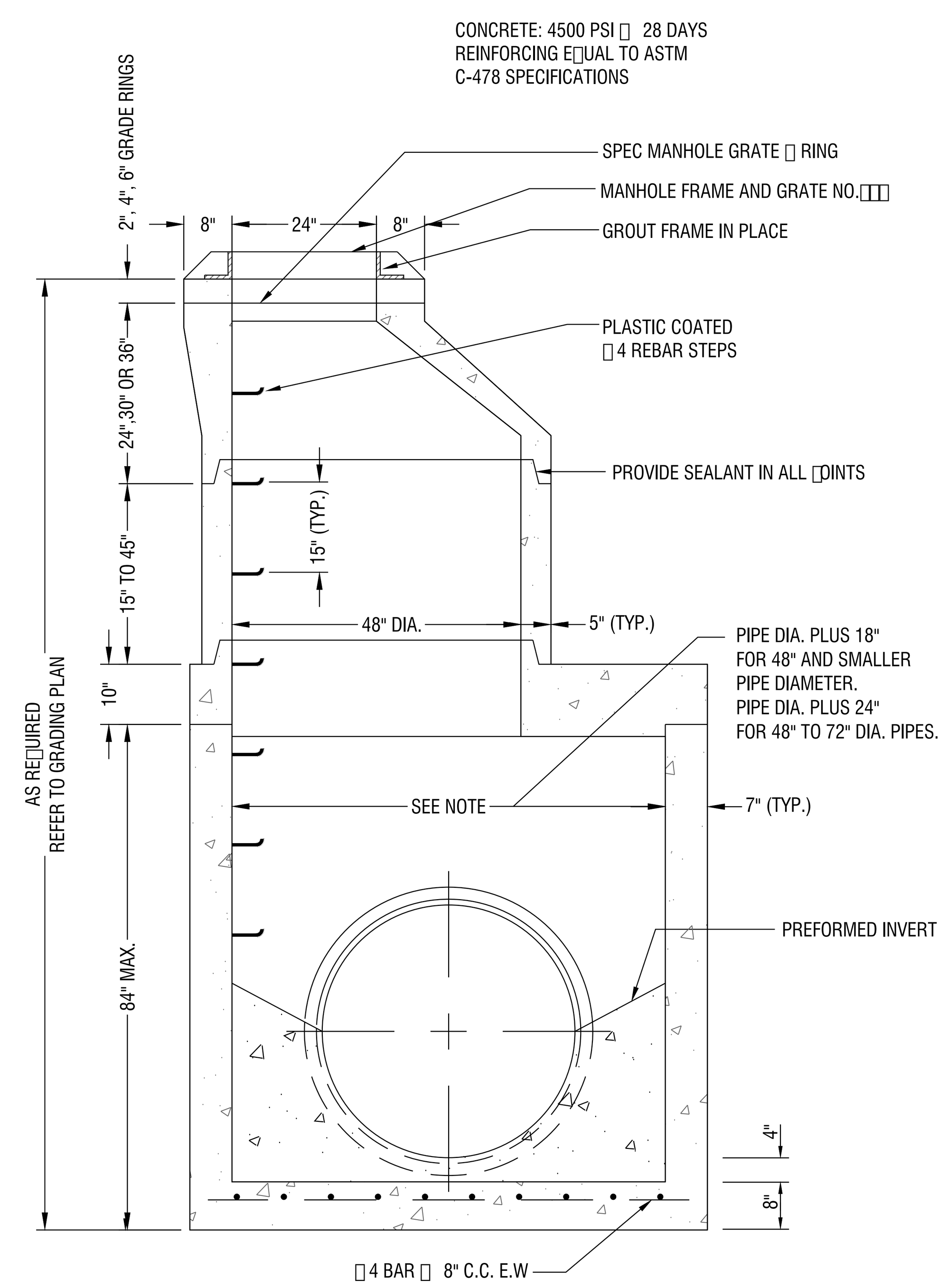
ALT. M.H. BOTTOM



PLAN OF M.H. BOTTOM

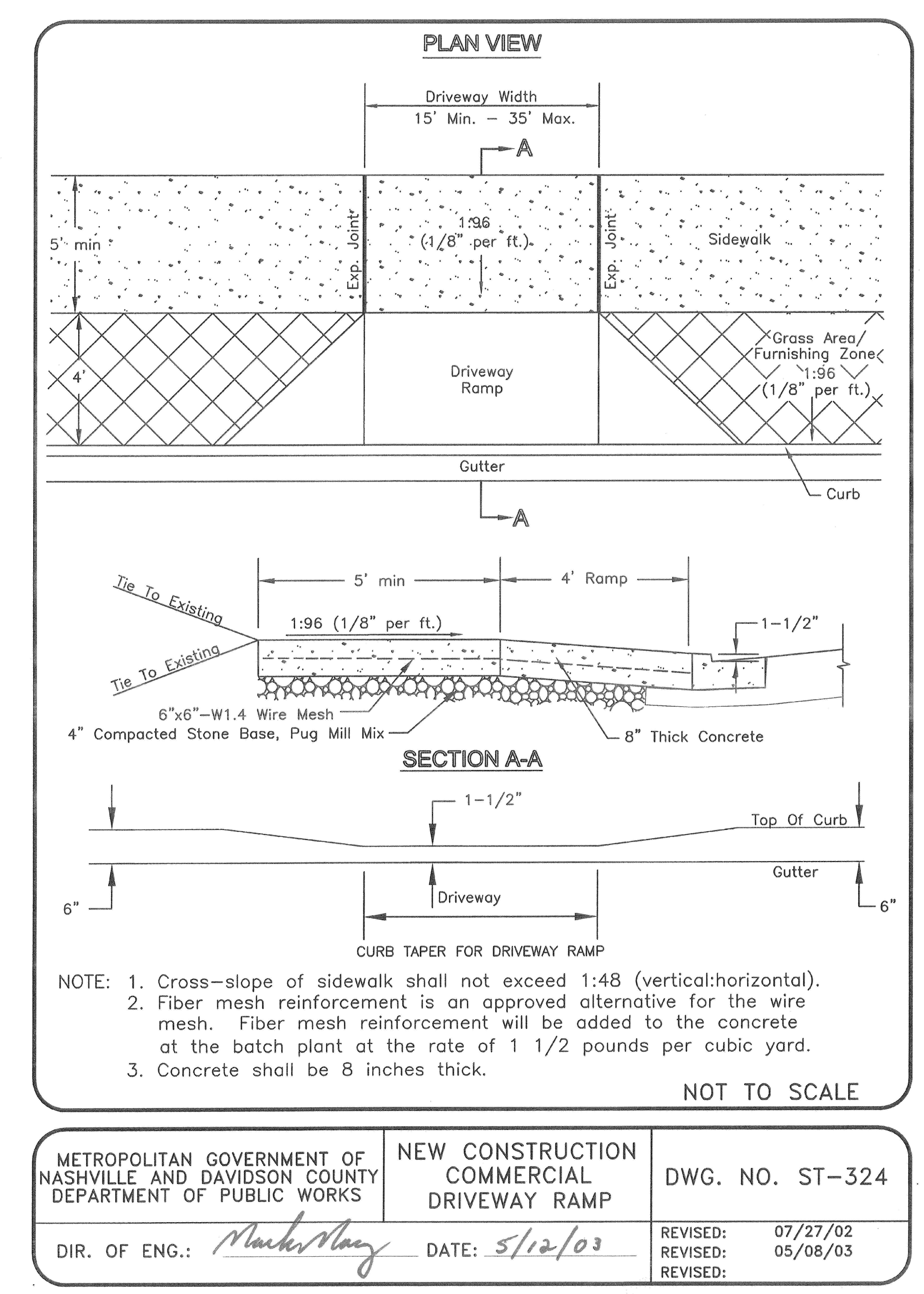
7 □UNCTION MANHOLE

NTS



5 STORM □UNCTION MANHOLE

NTS



PLAN VIEW

Driveway Width
15' Min. – 35' Max.
A
5' min
1:96 (1/8" per ft.)
Exp. Joint
Exp. Joint
Sidewalk
4'
Driveway Ramp
Grass Area/ Furnishing Zone
1:96 (1/8" per ft.)
Gutter
Curb
A
Tie To Existing
5' min
4' Ramp
1:96 (1/8" per ft.)
1-1/2"
Tie To Existing
6"x6"–W1.4 Wire Mesh
4" Compacted Stone Base, Pug Mill Mix
8" Thick Concrete

SECTION A-A

1-1/2"
Top Of Curb
Gutter
Driveway
6"
6"
CURB TAPER FOR DRIVEWAY RAMP

NOTE: 1. Cross–slope of sidewalk shall not exceed 1:48 (vertical:horizontal).
2. Fiber mesh reinforcement is an approved alternative for the wire mesh. Fiber mesh reinforcement will be added to the concrete at the batch plant at the rate of 1 1/2 pounds per cubic yard.
3. Concrete shall be 8 inches thick.

NOT TO SCALE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS
NEW CONSTRUCTION COMMERCIAL DRIVEWAY RAMP
DWG. NO. ST–324
DIR. OF ENG.: DATE: 5/12/03
REVISED: 07/27/02
REVISED: 05/08/03
REVISED:

2 COMMERCIAL DRIVEWAY RAMP

NTS

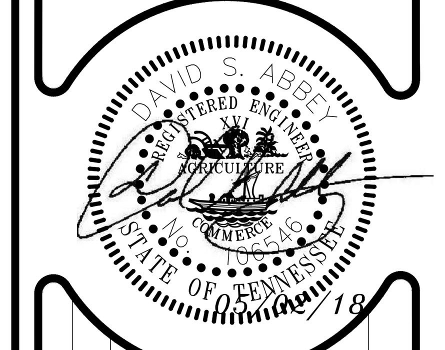
ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:
SOMERSET DEVELOPMENT PARTNERS, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027
TELE:(615) 585-8816

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

THE SOMERSET
MULTI-FAMILY DEVELOPMENT FINAL SITE SPECIFIC PLAN
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003



REVISIONS		
NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

SITE DEVELOPMENT DETAILS

C7.1

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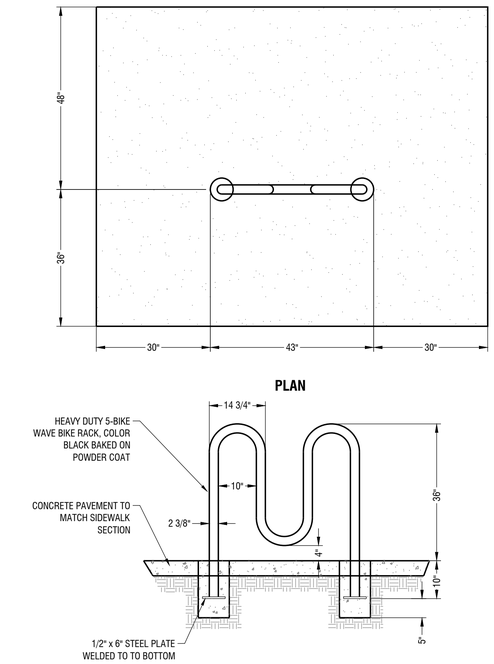
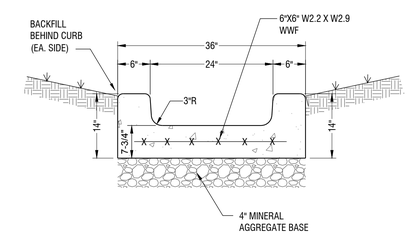


1 **BICYCLE RACK & PAD**
NTS



2 **CONCRETE FLUME**
NTS

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

SCALE: AS NOTED

PLANS PREPARED FOR:

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MULTI-FAMILY DEVELOPMENT
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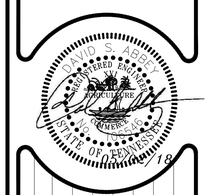
1600 LEBANON PIKE
NASHVILLE, DAVIDSON COUNTY, TN
CASE NUMBER : 2017SP-048-003



REVISIONS

NO.	DATE	DESCRIPTION

DATE:	05-02-18
DMG Project No:	16222

SITE DEVELOPMENT DETAILS

C7.2

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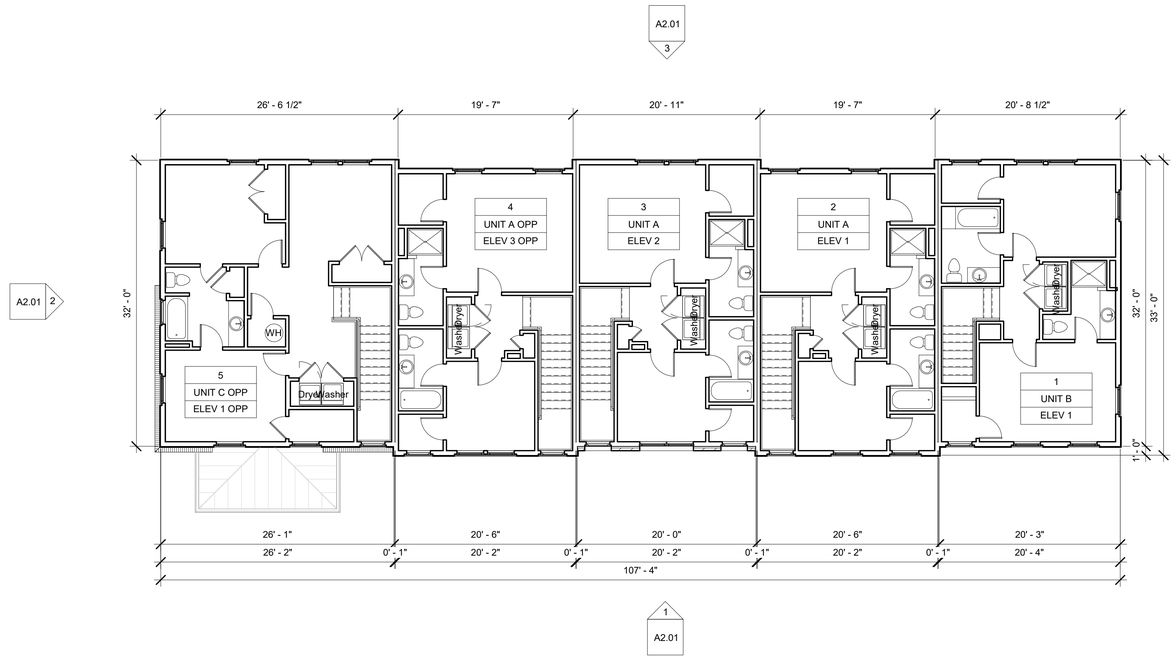
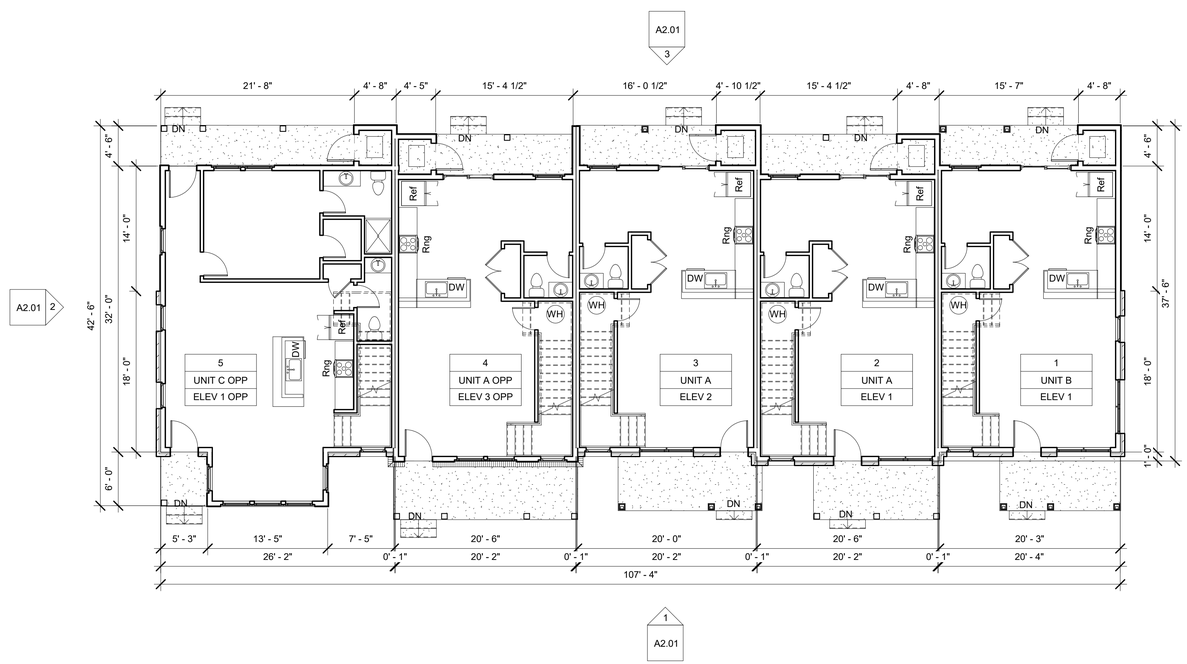


2 2nd FLOOR PLAN
1/8" = 1'-0"



1 1st FLOOR PLAN
1/8" = 1'-0"

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WWW.AESHDESIGN.COM

MO LIC # A-2015015991

Somerset Townhomes | Units 1 - 5

1590 - 1604 Lebanon Pike, Nashville TN

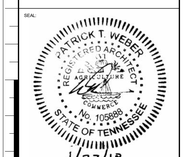
ISSUED

DESCRIPTION	DATE
FINAL SP SUBMITTAL	01/24/18

REVISON

REV NUMBER	DESCRIPTION	DATE

SEAL:



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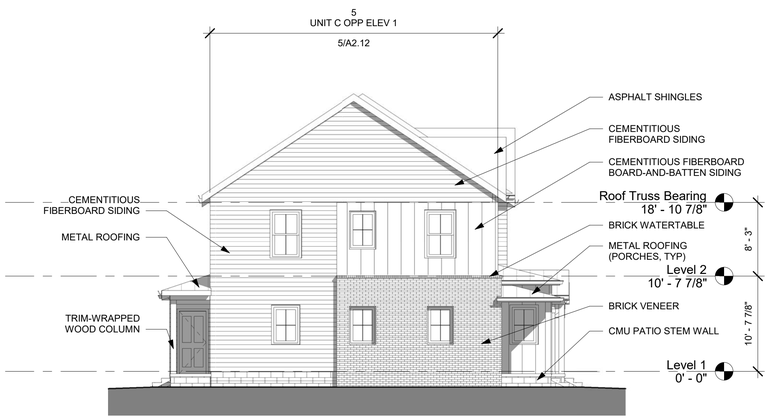
SHEET NAME:

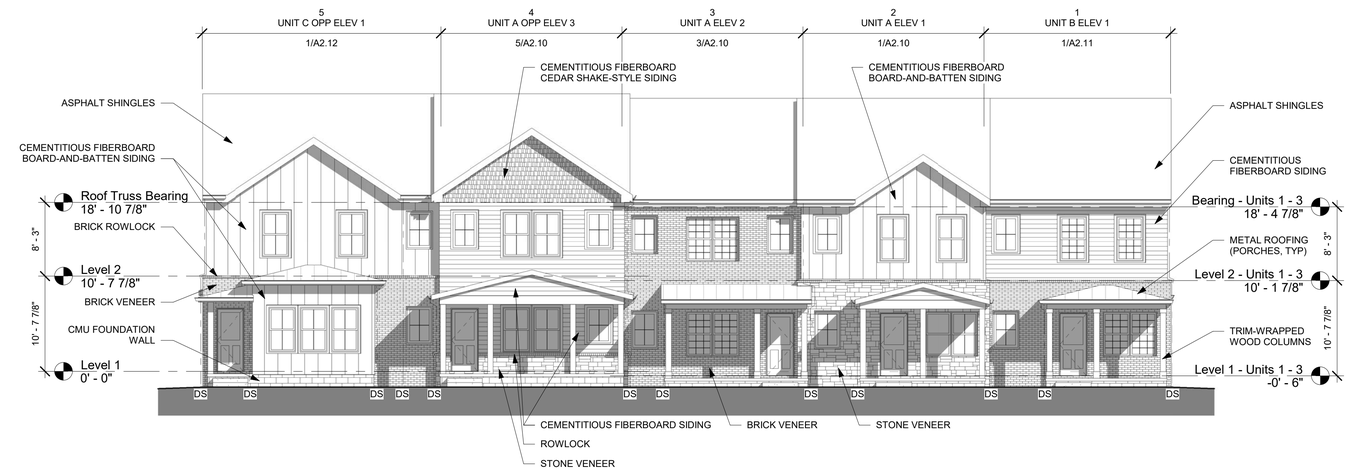
FLOOR PLANS

JOB NUMBER: 17009

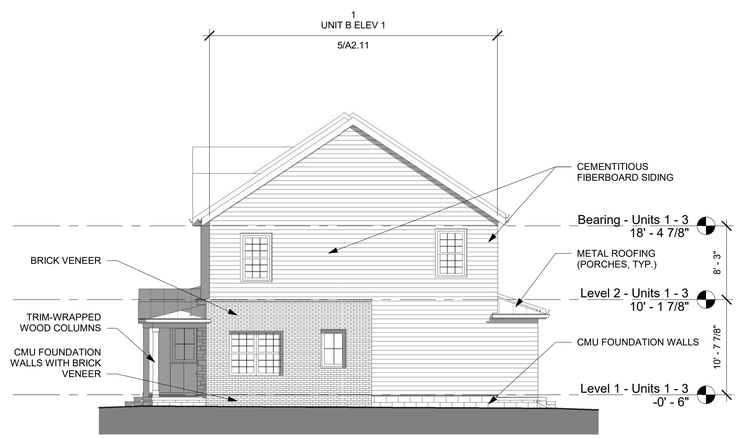
A1.01



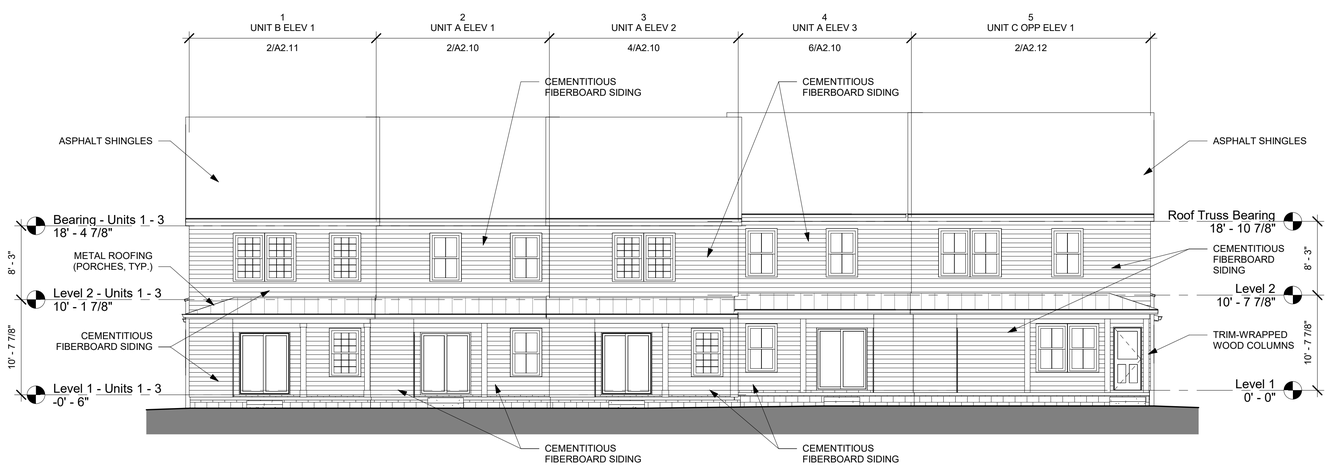
2 WEST (SIDE) ELEVATION
1/8" = 1'-0"



1 SOUTH (LEBANON PK) ELEVATION
1/8" = 1'-0"



4 EAST (ENTRY DRIVE) ELEVATION
1/8" = 1'-0"



3 NORTH (PARKING) ELEVATION
1/8" = 1'-0"

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Somerset Townhomes | Units 1 - 5

1590 - 1604 Lebanon Pike, Nashville TN

ISSUED

DESCRIPTION	DATE
FINAL SP SUBMITTAL	01/24/18

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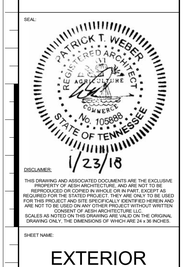

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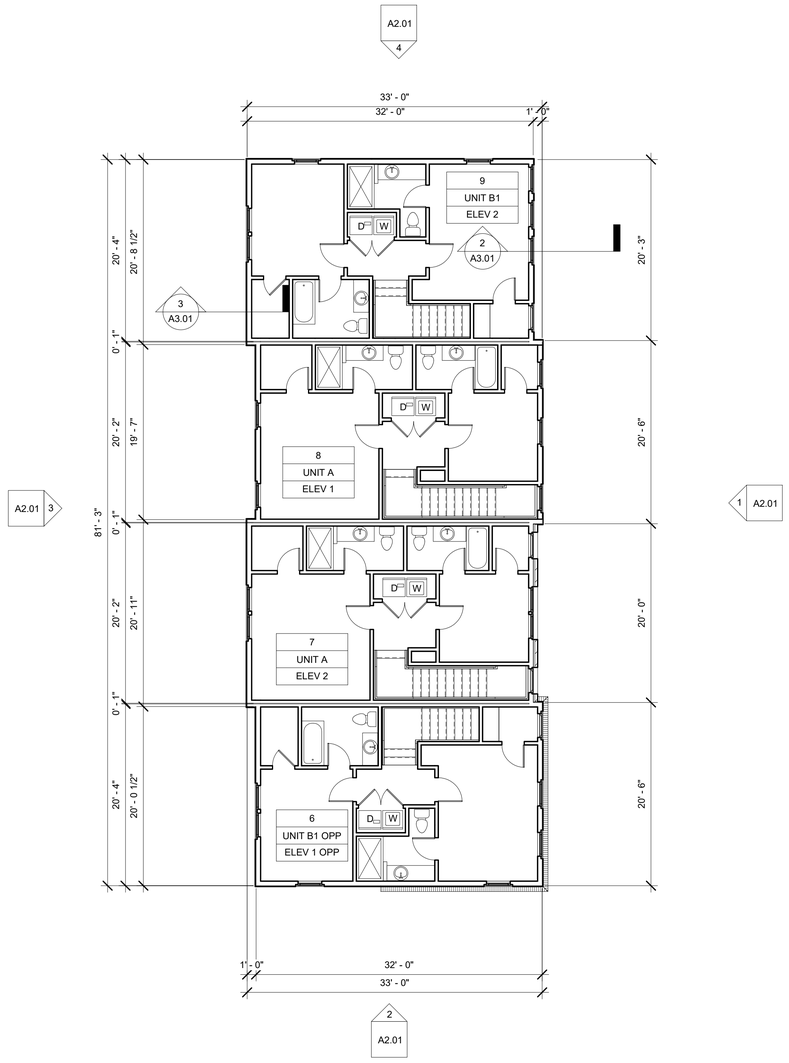
SHEET NAME:

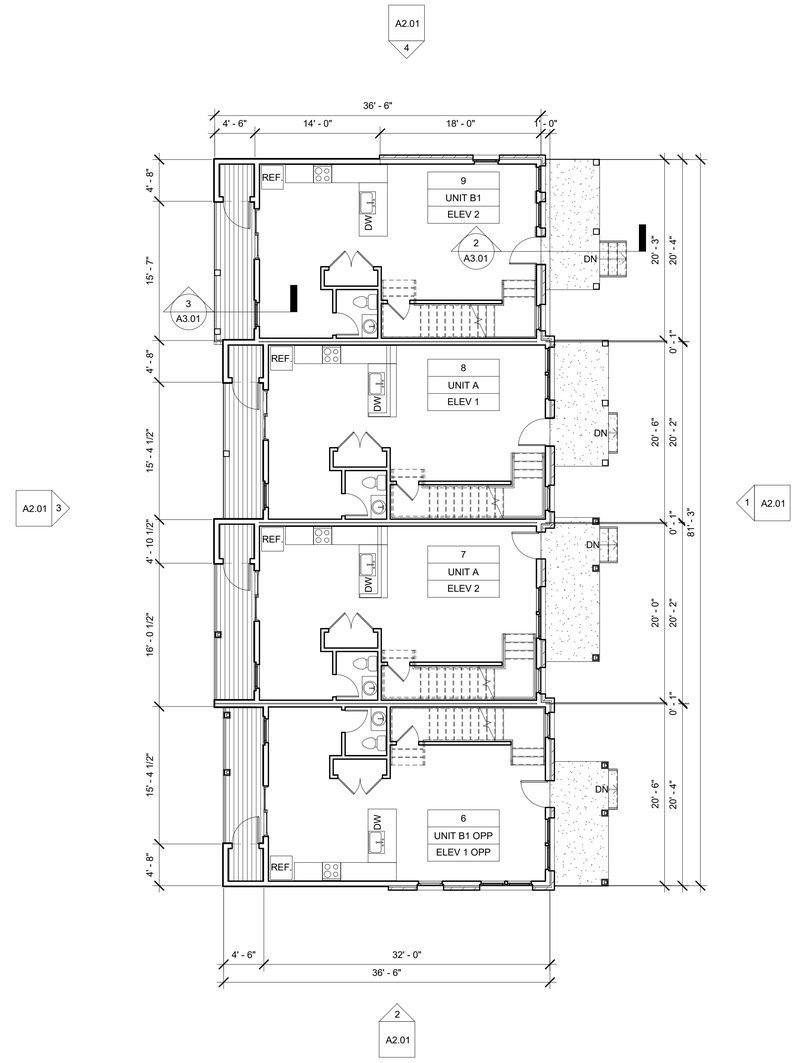
EXTERIOR ELEVATIONS

JOB NUMBER: 17009

A2.01



2 2ND FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"

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Somerset Townhomes | Units 6 - 9

1590 - 1604 Lebanon Pike, Nashville TN

ISSUED

DESCRIPTION	DATE
FINAL SP SUBMITTAL	01/24/18

REVISON

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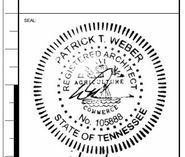
SEAL:



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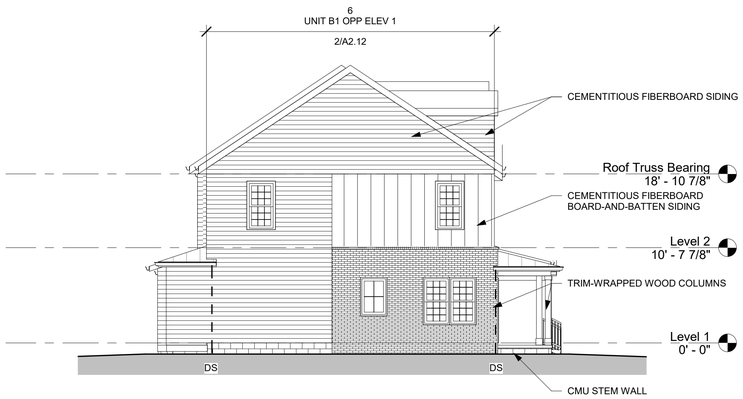
SHEET NAME:

FLOOR PLANS

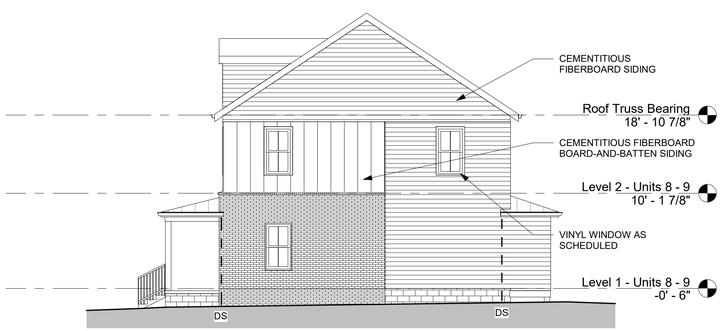
JOB NUMBER: 17009

A1.01

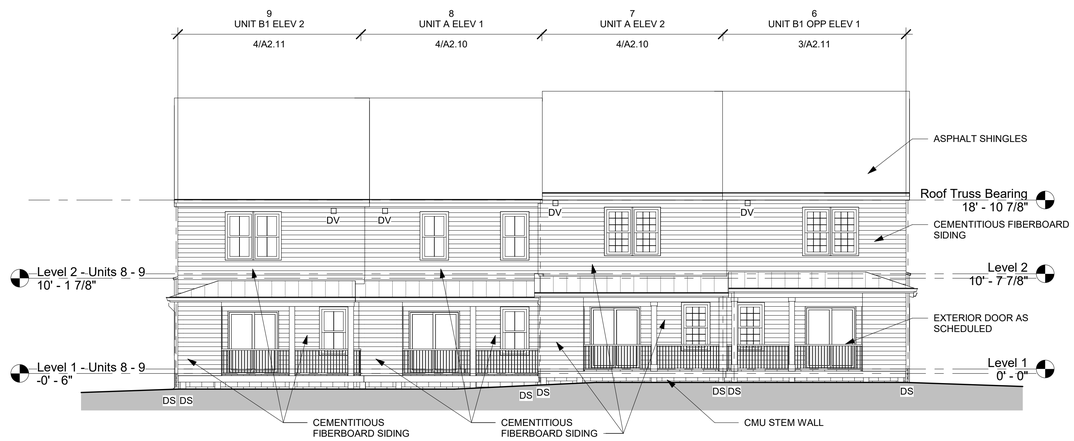


2 SOUTH (ENTRY) ELEVATION
1/8" = 1'-0"

1 EAST (GREEN) ELEVATION
1/8" = 1'-0"



4 NORTH (SIDE) ELEVATION
1/8" = 1'-0"



3 WEAT (PARKING) ELEVATION
1/8" = 1'-0"

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Somerset Townhomes | Units 6 - 9

1590 - 1604 Lebanon Pike, Nashville TN

ISSUED

DESCRIPTION	DATE
FINAL SP SUBMITTAL	01/24/18

REVISON

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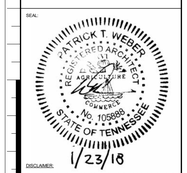
SEAL:



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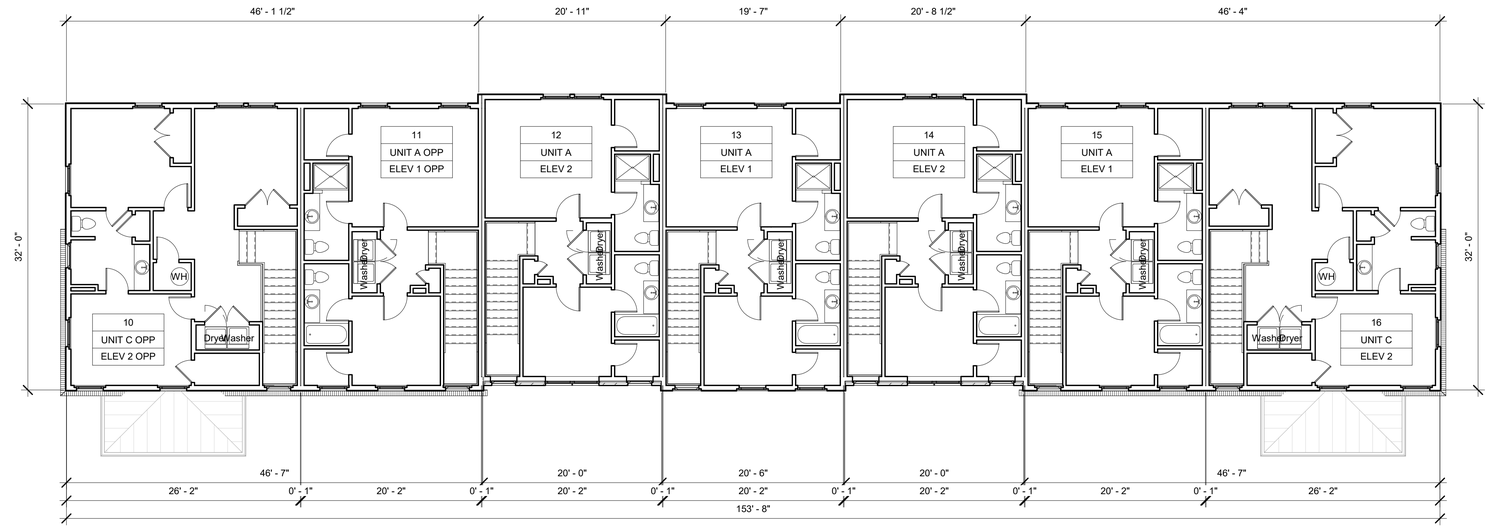
SHEET NAME:

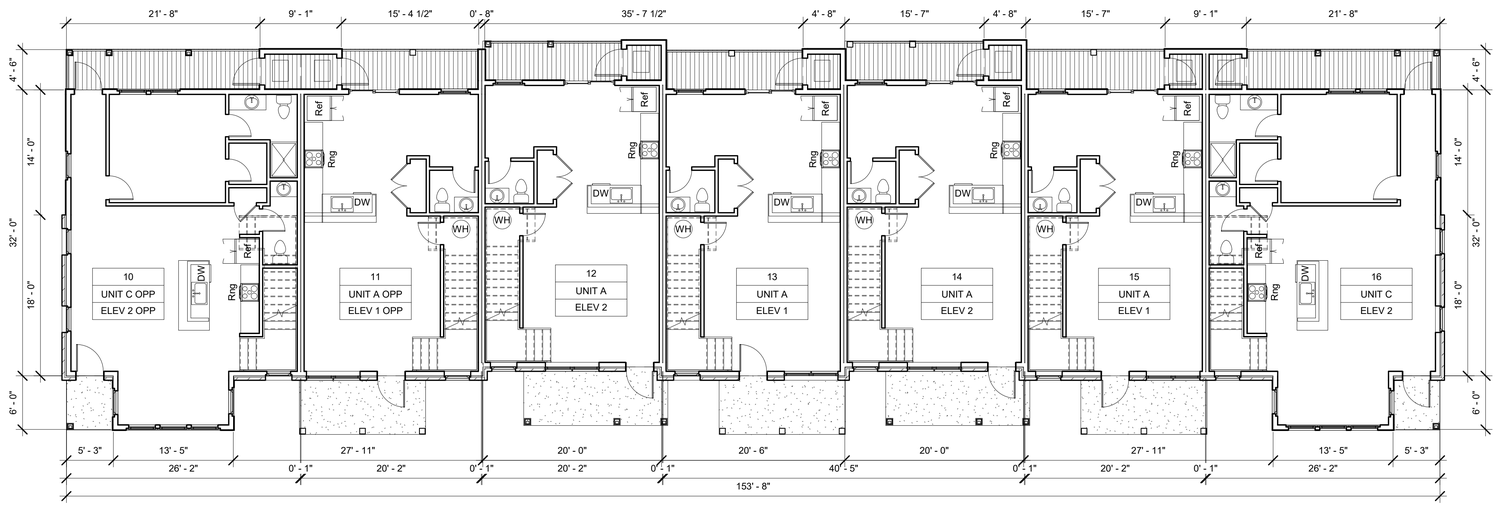
EXTERIOR ELEVATIONS

JOB NUMBER: 17009

A2.01



2 2nd FLOOR PLAN
1/8" = 1'-0"



1 1st FLOOR PLAN
1/8" = 1'-0"

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Somerset Townhomes | Units 10 - 16

1590 - 1604 Lebanon Pike, Nashville TN

ISSUED

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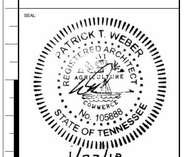

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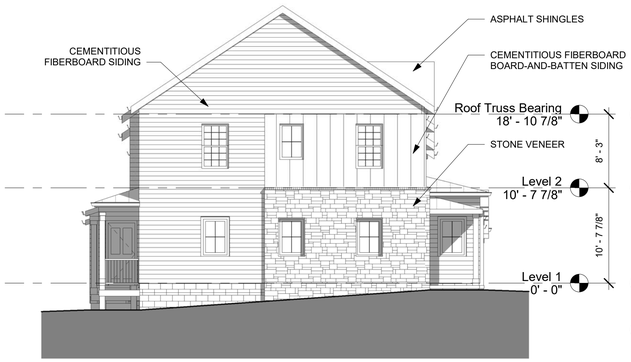
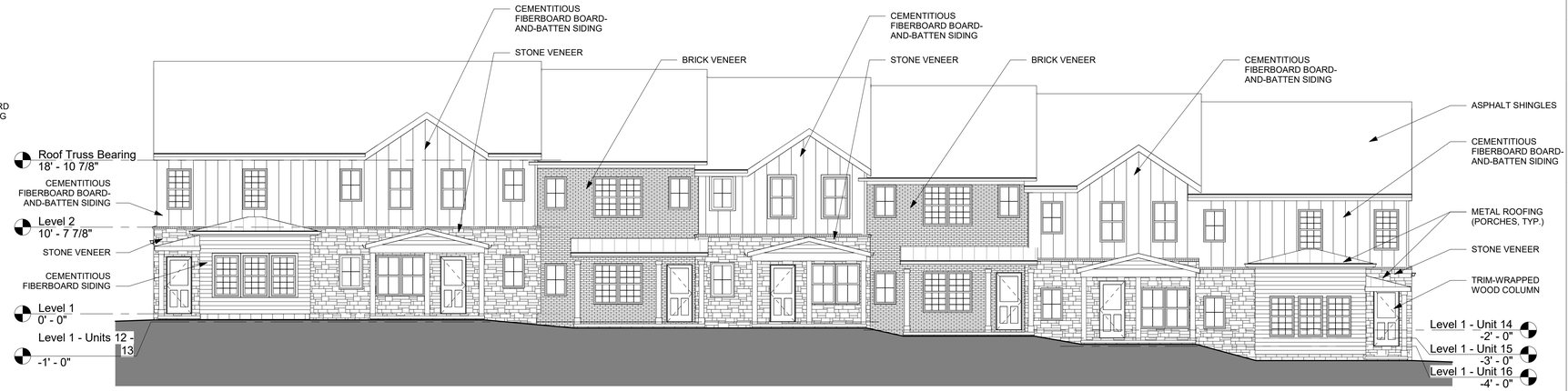
FLOOR PLANS

JOB NUMBER: 17009

A1.01

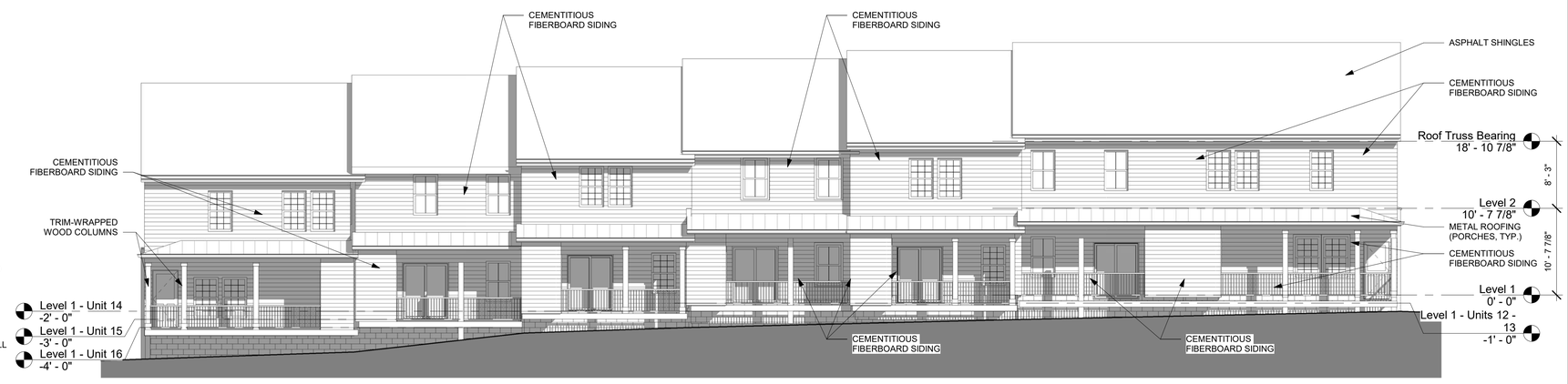


2 WEST (SIDE) ELEVATION
1/8" = 1'-0"



1 SOUTH (GREEN) ELEVATION
1/8" = 1'-0"

4 EAST (SIDE) ELEVATION
1/8" = 1'-0"



3 NORTH (PARKING) ELEVATION
1/8" = 1'-0"

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Somerset Townhomes | Units 10 - 16

1590 - 1604 Lebanon Pike, Nashville TN

ISSUED

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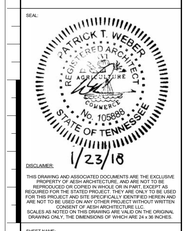

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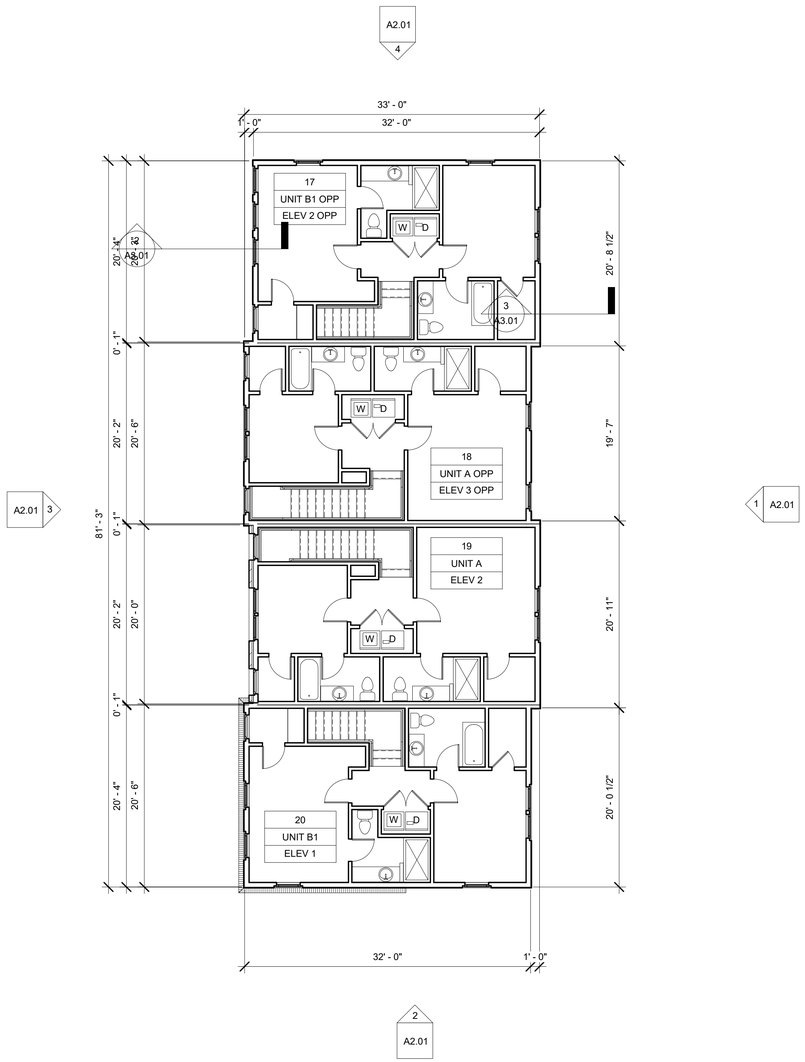
SHEET NAME:

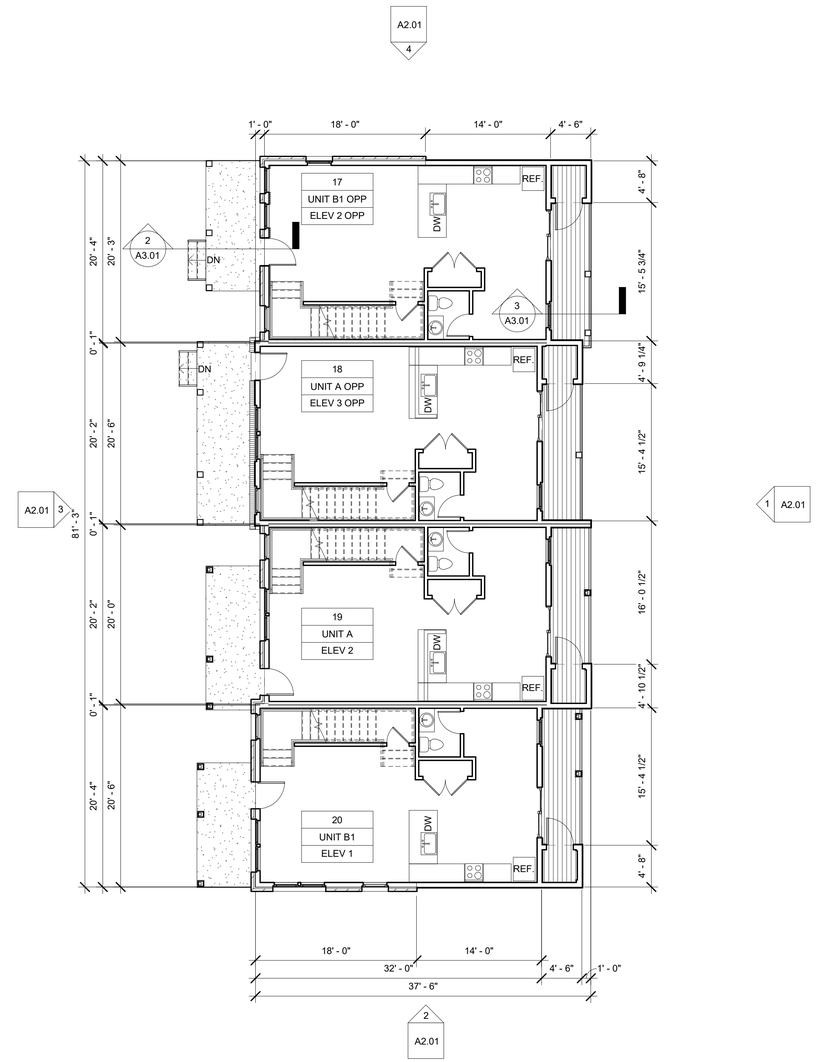
EXTERIOR ELEVATIONS

JOB NUMBER: 17009

A2.01



2 2ND FLOOR PLAN
1/8" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"

aesh

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Somerset Townhomes | Units 17 - 20

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ISSUED

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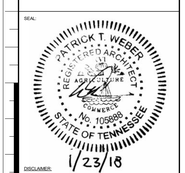

1/23/18

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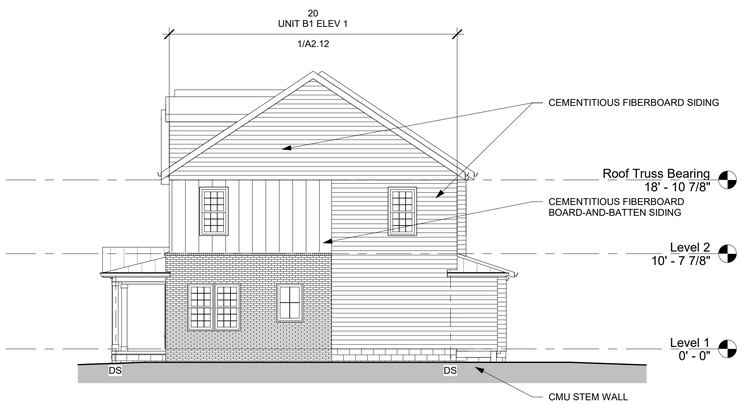
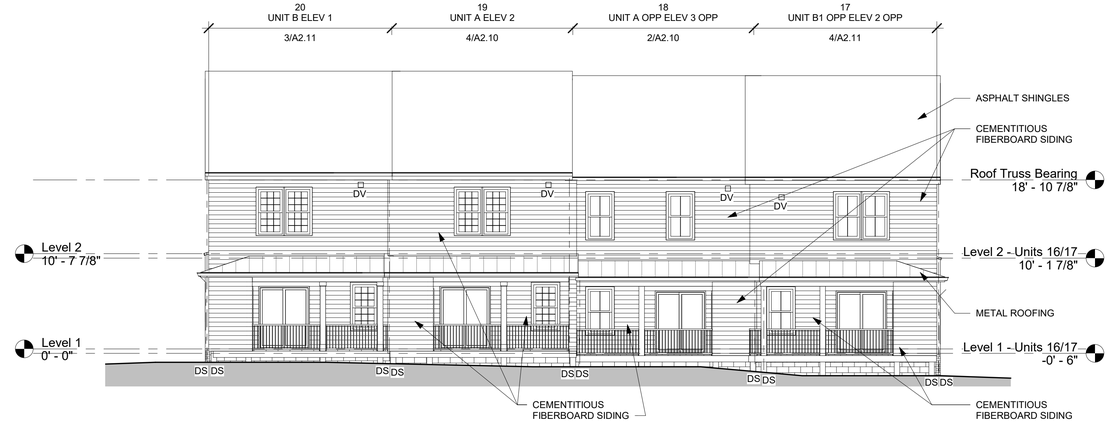
FLOOR PLANS

JOB NUMBER: 17009

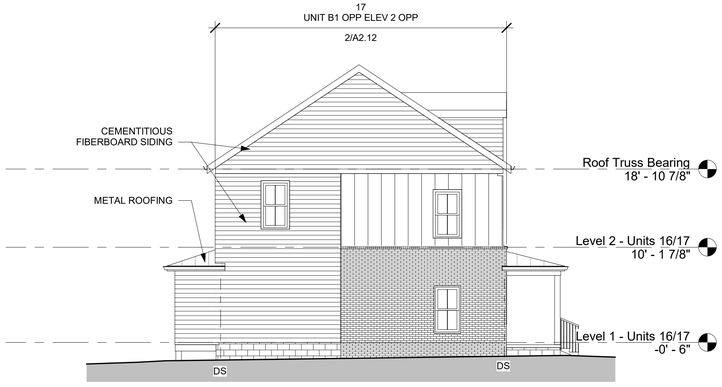
A1.01



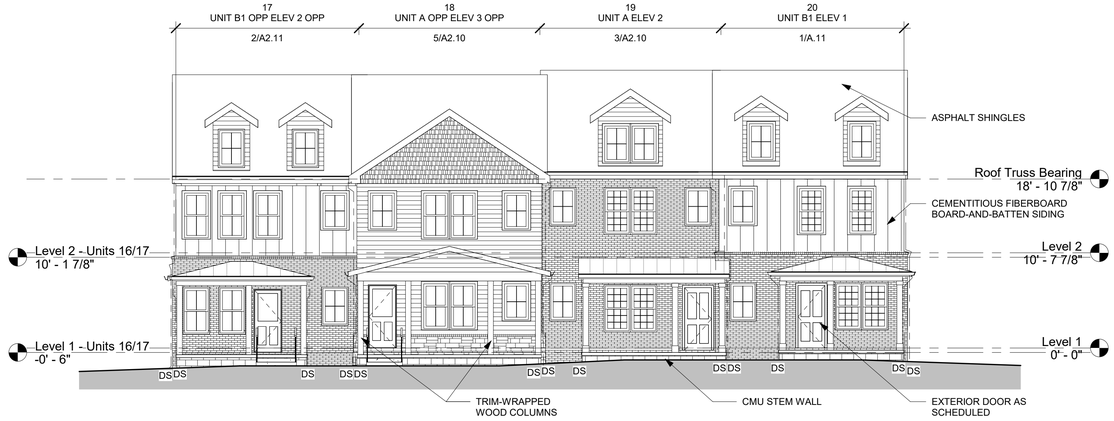
2 SOUTH (ENTRY) ELEVATION
1/8" = 1'-0"



1 EAST (PARKING) ELEVATION
1/8" = 1'-0"



4 NORTH (SIDE) ELEVATION
1/8" = 1'-0"



3 WEST (GREEN) ELEVATION
1/8" = 1'-0"

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Somerset Townhomes | Units 17 - 20

1590 - 1604 Lebanon Pike, Nashville TN

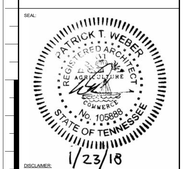
ISSUED

DESCRIPTION	DATE
FINAL SP SUBMITTAL	01/24/18

REVISON

REV NUMBER	DESCRIPTION	DATE

SEAL:



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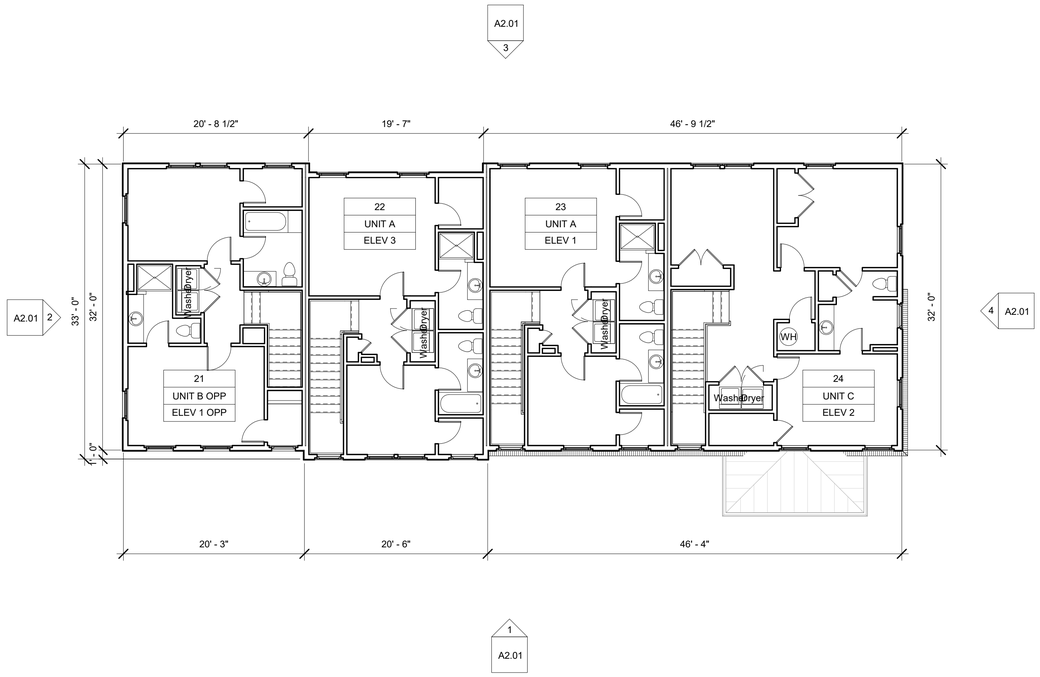
SHEET NAME:

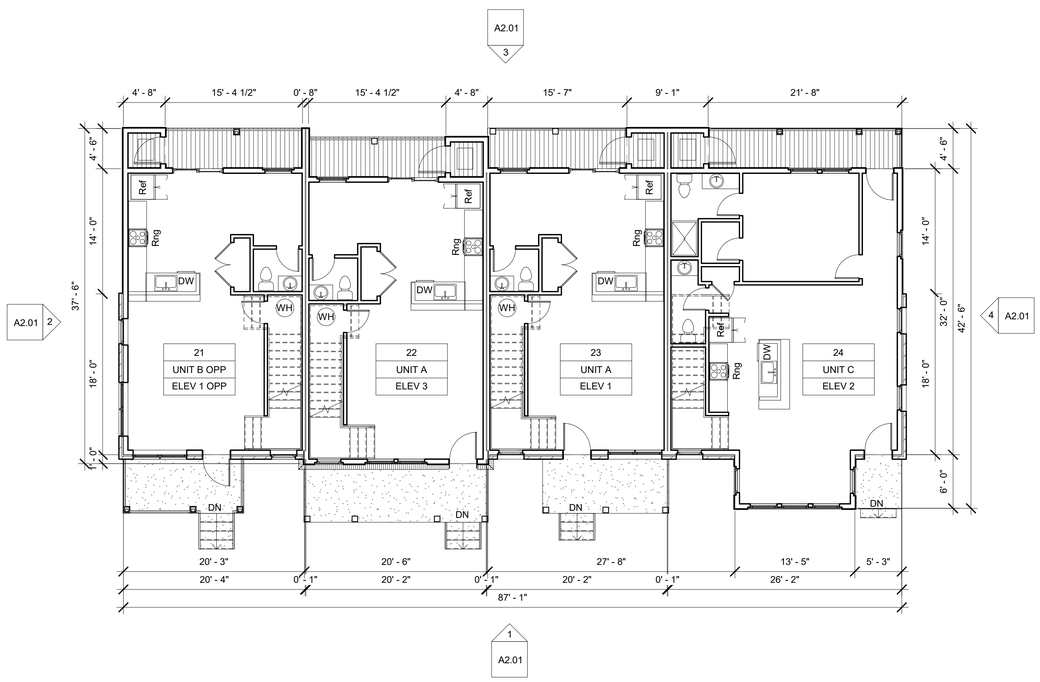
EXTERIOR ELEVATIONS

JOB NUMBER: 17009

A2.01



2 2nd FLOOR PLAN
1/8" = 1'-0"



1 1st FLOOR PLAN
1/8" = 1'-0"

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Somerset Townhomes | Units 21 - 24

1590 - 1604 Lebanon Pike, Nashville TN

ISSUED

DESCRIPTION	DATE
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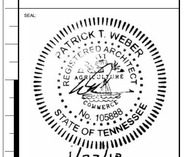
SEAL:



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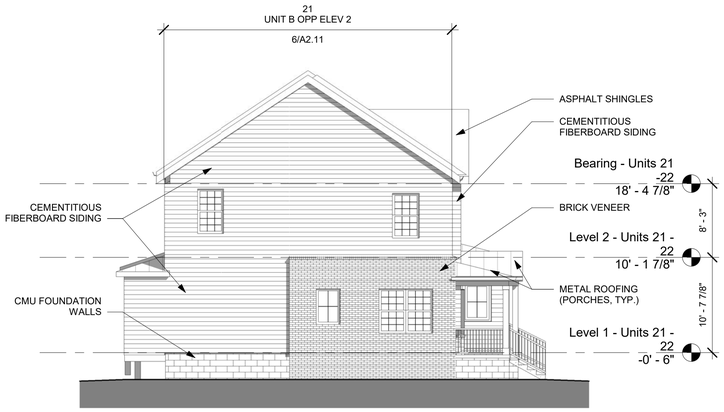
SHEET NAME:

FLOOR PLANS

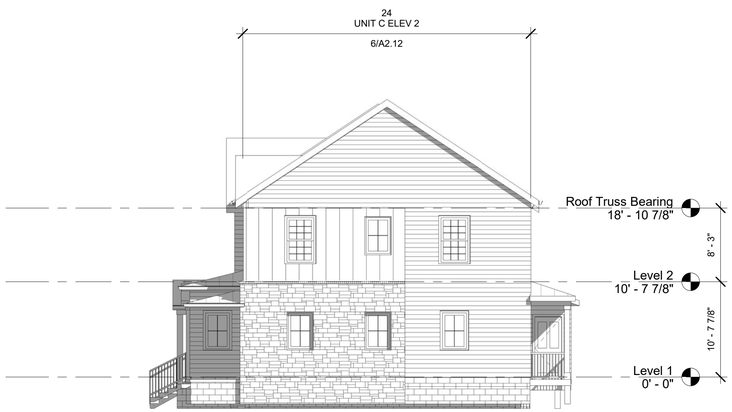
JOB NUMBER: 17009

A1.01

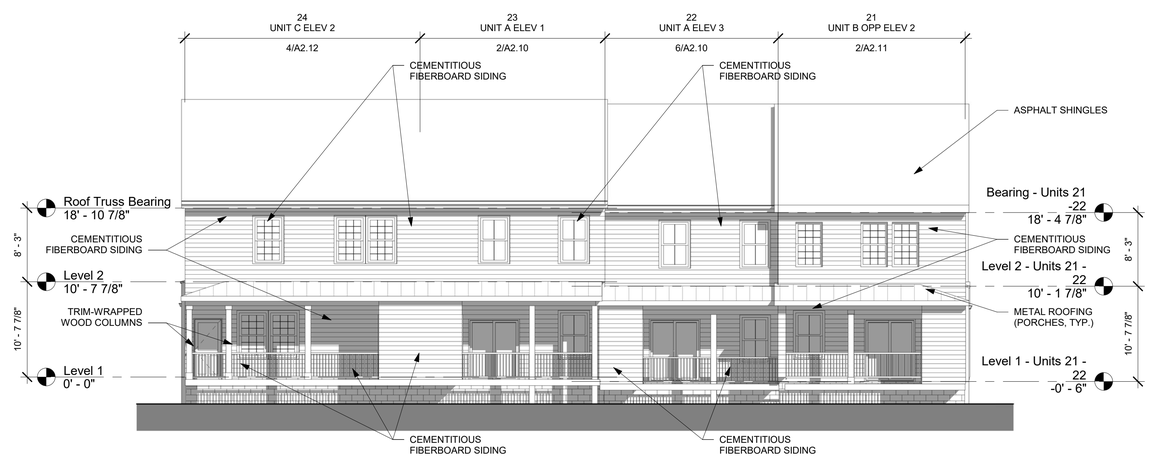


2 WEST (SIDE) ELEVATION
1/8" = 1'-0"

1 SOUTH (PARKING) ELEVATION
1/8" = 1'-0"



4 EAST (SIDE) ELEVATION
1/8" = 1'-0"



3 North
1/8" = 1'-0"

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Somerset Townhomes | Units 21 - 24

1590 - 1604 Lebanon Pike, Nashville TN

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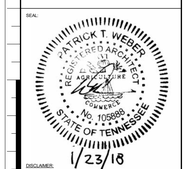

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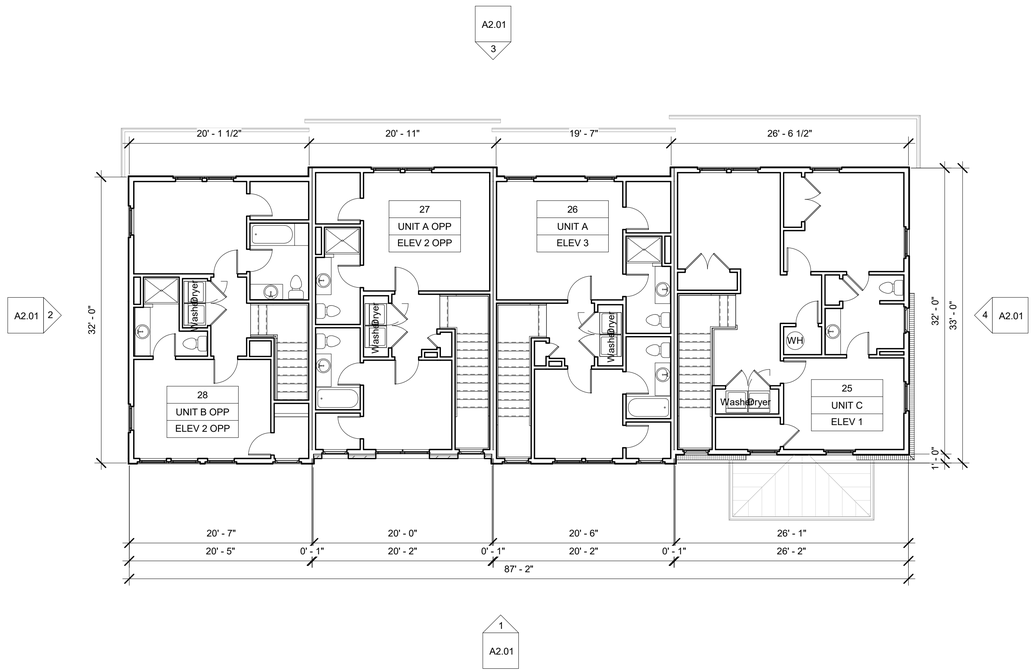
SHEET NAME:

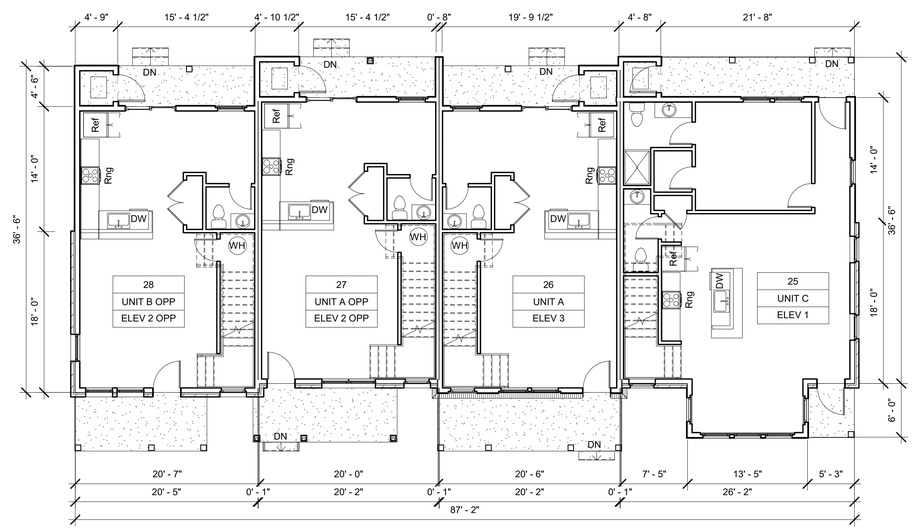
EXTERIOR ELEVATIONS

JOB NUMBER: 17009

A2.01



2 2nd FLOOR PLAN
1/8" = 1'-0"



1 1st FLOOR PLAN
1/8" = 1'-0"

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Somerset Townhomes | Units 25 - 28

1590 - 1604 Lebanon Pike, Nashville TN

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DESCRIPTION	DATE
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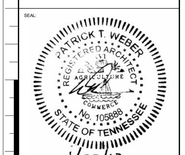

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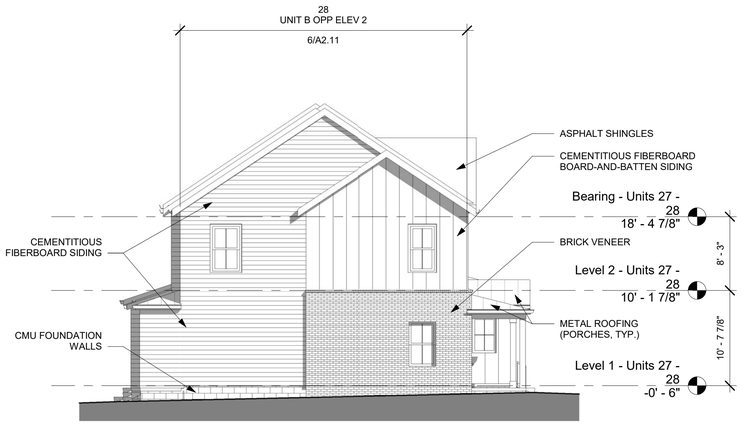
SHEET NAME:

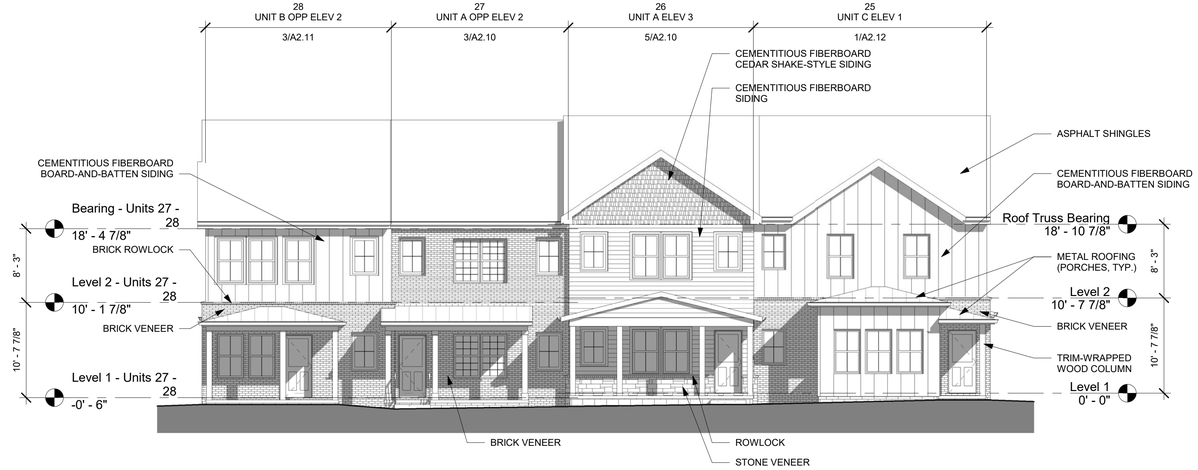
FLOOR PLANS

JOB NUMBER: 17009

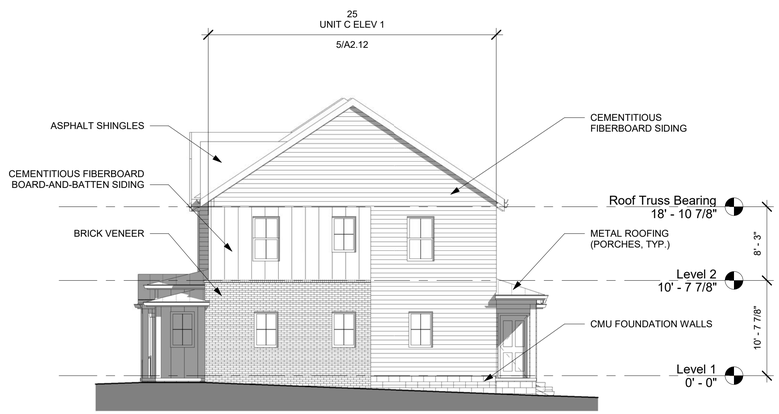
A1.01



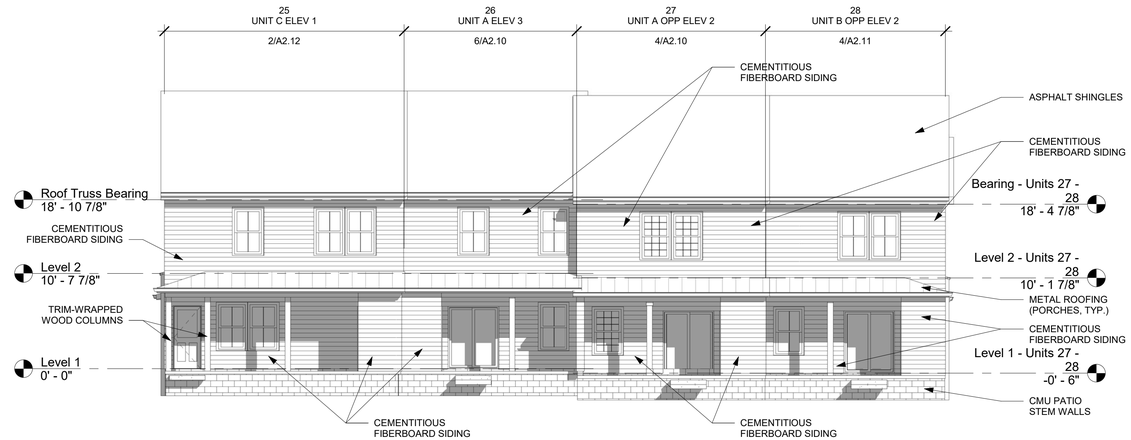
2 WEST (SIDE) ELEVATION
1/8" = 1'-0"



1 SOUTH (LEBANON PK) ELEVATION
1/8" = 1'-0"



4 EAST (SIDE) ELEVATION
1/8" = 1'-0"



3 NORTH (PARKING) ELEVATION
1/8" = 1'-0"

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Somerset Townhomes | Units 25 - 28

1590 - 1604 Lebanon Pike, Nashville TN

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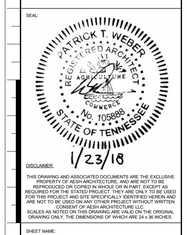

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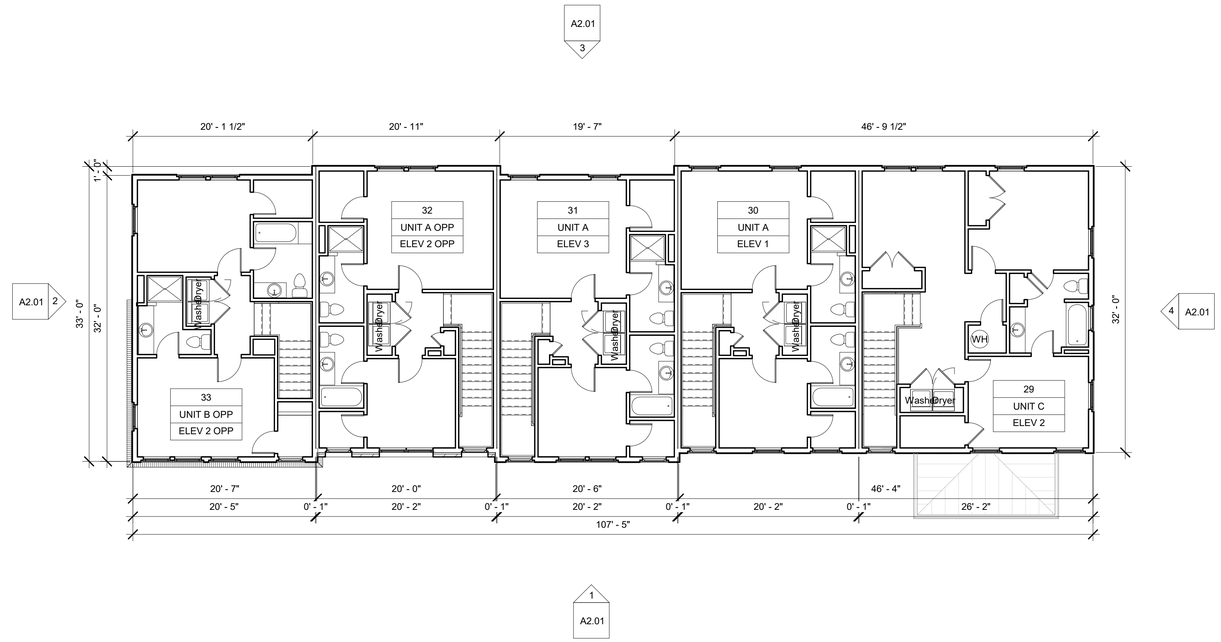
SHEET NAME:

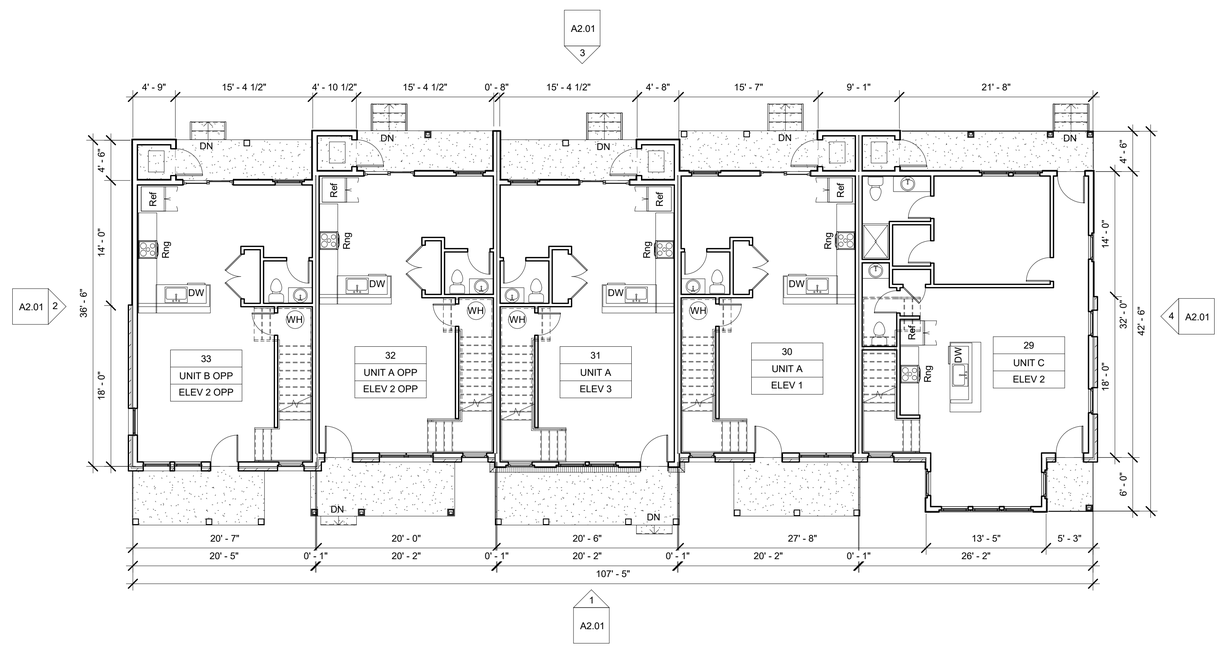
EXTERIOR ELEVATIONS

JOB NUMBER: 17009

A2.01



2 2nd FLOOR PLAN
1/8" = 1'-0"



1 1st FLOOR PLAN
1/8" = 1'-0"

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Somerset Townhomes | Units 29 - 33

1590 - 1604 Lebanon Pike, Nashville TN

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DESCRIPTION	DATE
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REGISTERED ARCHITECT
AESH DESIGN
COMMERCIAL
No 105868
STATE OF TENNESSEE
1/23/18

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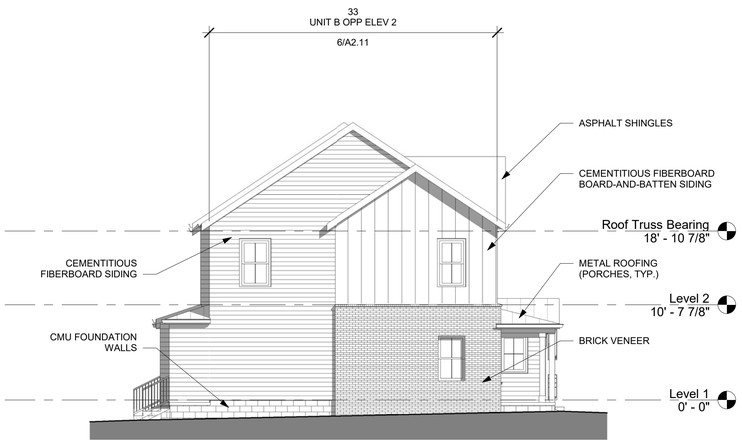
SHEET NAME:

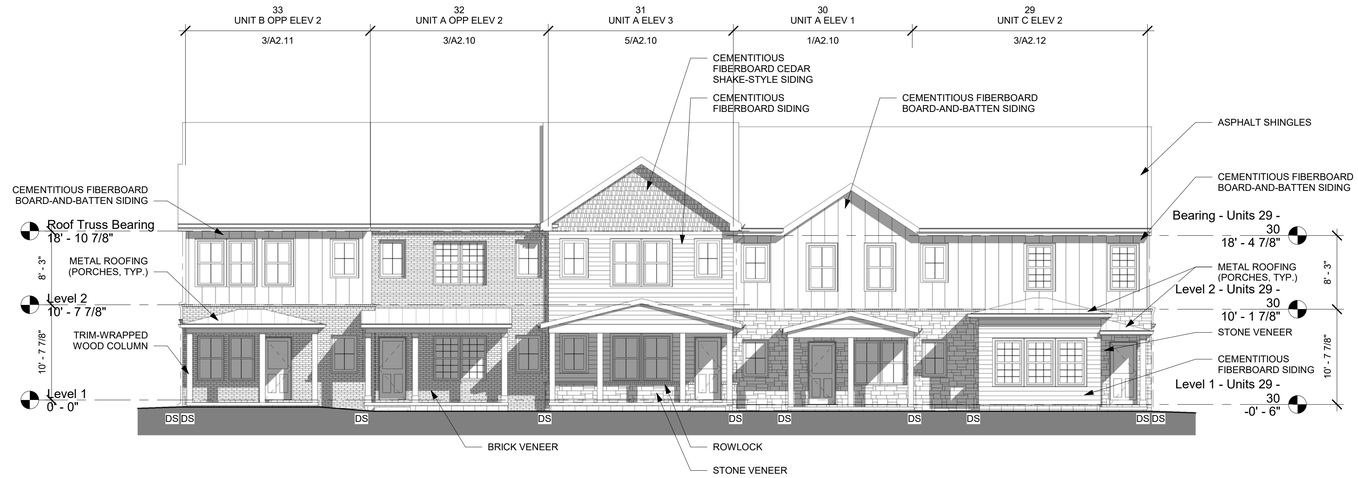
FLOOR PLANS

JOB NUMBER: 17009

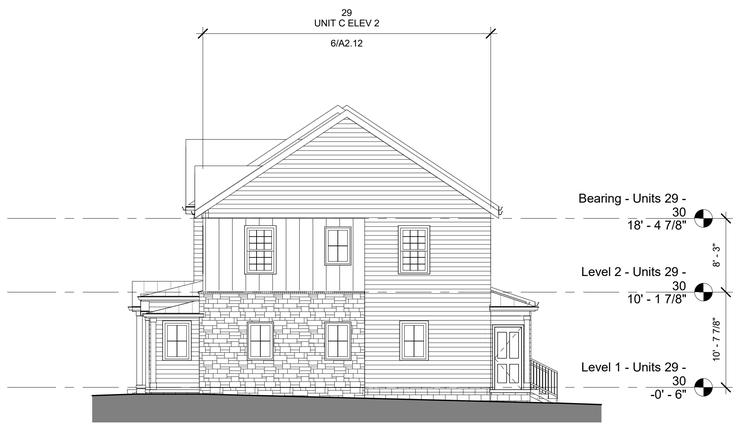
A1.01



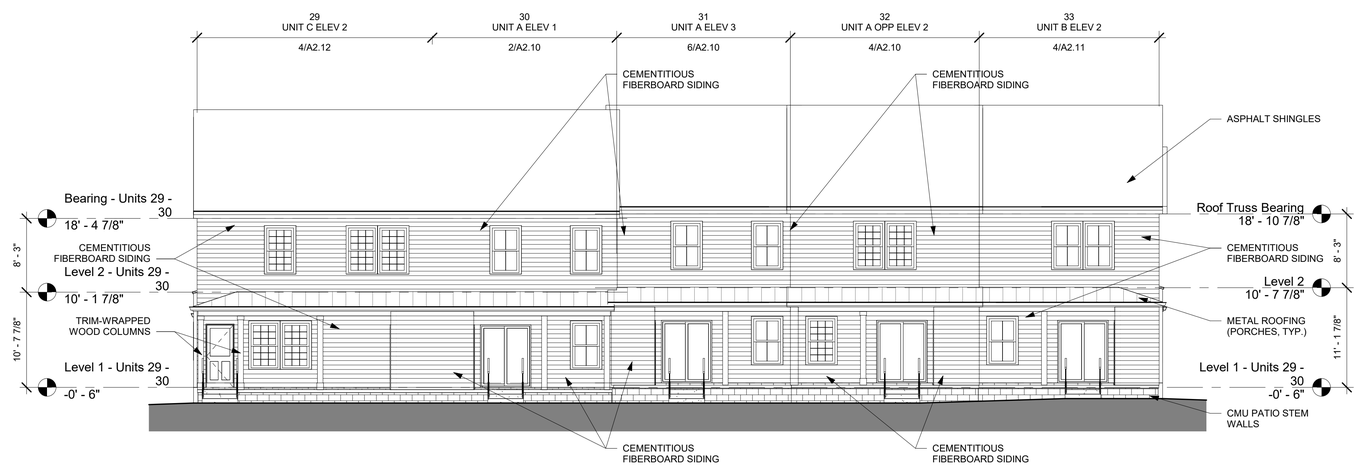
2 WEST (ENTRY DRIVE) ELEVATION
1/8" = 1'-0"



1 SOUTH (LEBANON PK) ELEVATION
1/8" = 1'-0"



4 EAST (SIDE) ELEVATION
1/8" = 1'-0"



3 NORTH (PARKING) ELEVATION
1/8" = 1'-0"

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Somerset Townhomes | Units 29 - 33

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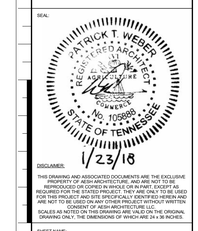

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SHEET NAME:

EXTERIOR ELEVATIONS

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